



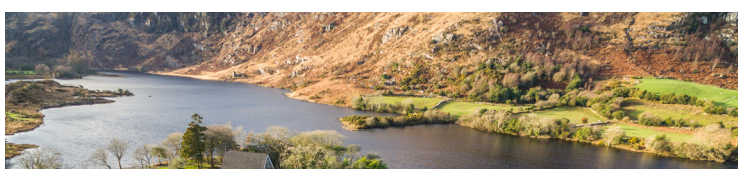
# Volume Six

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Draft Cork County  
Development Plan  
2021

Environmental  
Reports

# 6



**Section 1:**  
**Strategic Environmental Assessment**  
**Environmental Report**





# Chapter 1

## Introduction

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## 1.1 Legislative Background

- 1.1.1 This Environmental Report (ER) has been prepared as part of the Strategic Environmental Assessment (SEA) of the Draft Cork County Development Plan 2022-2028 (DCDP) in accordance with national and EU legislation. It sets out how the SEA has been undertaken and presents the findings of the assessment of the policies and objectives coupled with an assessment of the settlements identified in the Draft Development Plan together with its reasonable alternatives.
- 1.1.2 SEA is a systematic process of predicting and evaluating at the earliest possible stage the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest stage of decision-making on a par with economic and social considerations. The SEA process is undertaken using a methodical iterative approach. The methodology followed in this report is derived from a number of sources including the appropriate legislation and guidance documents prepared on a national and European level. The purpose is to ensure that the environmental consequences of plans and programmes are assessed both during their preparation and prior to adoption. The SEA process also gives interested parties an opportunity to comment on the environmental impacts of the proposed plan or programme and to be kept informed during the decision-making process.
- 1.1.3 The ER complies with the requirements of the Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) transposed into Irish law by S.I. No. 436 of 2004 Planning and Development (Strategic Environmental Assessment) Regulations 2004 and as amended S.I. No. 201 of 2011 Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 respectively.
- 1.1.4 These regulations are a statutory requirement for plans or programmes which could have significant environmental effects, and the assessment process aims to identify where there are potential effects and how any negative effects might be mitigated. The assessment and ER have been completed by Cork County Council (CCC) and informed by the associated Natura Impact Report (NIR).



## 1.2 Stages of SEA and the Plan process

1.2.1 The SEA process for the Review of the Draft Development Plan is comprised of the following principle steps:

- **Scoping:** Consultation with the defined statutory bodies and members of the public on the scope and level of detail to be considered in the assessment (the SEA process began at this stage and not Screening as an SEA of the Development Plan is statutorily required).
- **Draft Environmental Report (current stage):** An assessment of the likely significant impacts on the environment because of the Draft Development Plan.
- **Consultation** on the Draft Development Plan and associated Environmental Report.
- **Evaluation** of the submissions and observations made on the Draft Development Plan and Environmental Report prior to finalising the Development Plan.
- **Finalise Environmental Report:** This is done following consideration of the submissions received as part of the consultation on the Draft Development Plan. Changes/amendments may be recommended and an Addendum to the Environmental Report may be compiled where necessary.
- Issuance of an **SEA Statement** identifying how environmental considerations and consultation have been integrated into the final Development Plan.

1.2.2 Figure 1.1 gives an overview of the integrated Plan preparation, SEA, Habitats Directive Assessment (HDA) and Strategic Flood Risk Assessment (SFRA) processes. The preparation of the Draft Plan, SEA, HDA and SFRA are taking place concurrently and the findings of each will inform the Draft Plan.

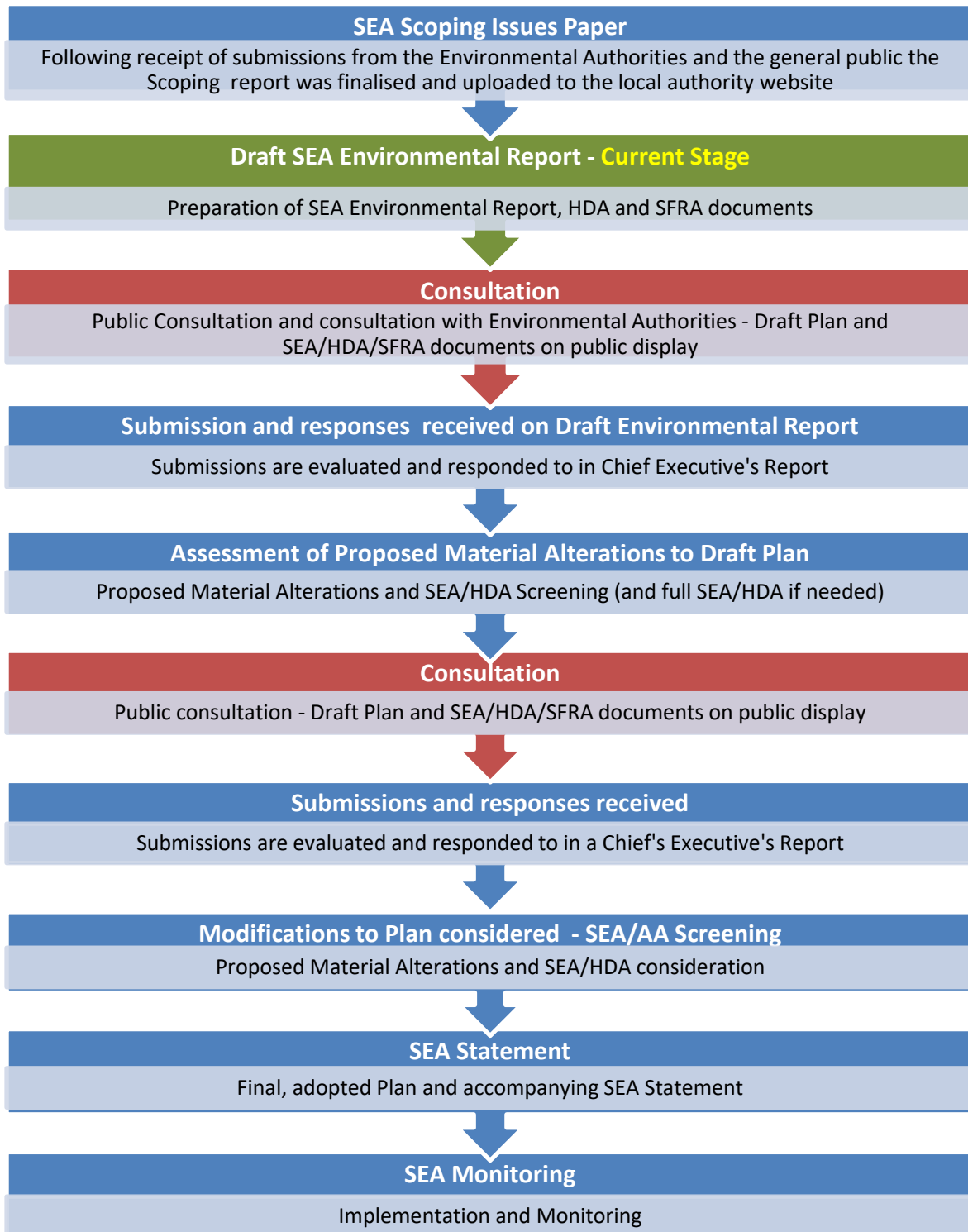


Figure O.1: Integrated Plan, SEA, HDA and SFRA processes

1.2.3 The current stage of the SEA process involves the preparation of the ER for the Draft Development Plan. It is the key consultation document in the SEA process and facilities interested parties to



comment on the environmental issues associated within the Draft Development Plan. This ER forms part of the SEA on the Draft Development Plan and should be read in conjunction with the Draft Development Plan itself.

1.2.4 A multi-disciplinary team has been established to create policy consistent documents and to examine the effects on the environment of implementing the Plan. Realistic alternative options have been identified and assessed culminating in defining a preferred alternative for the Draft Development Plan. Objectives and land-use zoning included in the Plan have been assessed through-out the Plan making process and mitigation measures have been discussed and chosen where necessary.

1.2.5 The following information has been gathered as part of the ER:

- Environmental baseline data.
- Environmental Objectives.
- Development Plan Objectives and zoning assessment.
- Consultation responses from the EPA and other Environmental Authorities.
- Assessment of Alternatives.
- Mitigation measures identified.
- Monitoring measures identified.

1.2.6 This will be subsequently updated to take account of any submissions received from the environmental authorities and the public.

### **1.3 Documenting the SEA Process**

1.3.1 The SEA Process produces two substantive documents – this ER which is published with the Draft Development Plan and an SEA Statement which will be published at the end of the process once the plan is adopted.

- 1.3.2 The preparation of a pre-Draft Plan, for the consideration of Members in advance of public display was informed by the SEA, AA and SFRA processes.
- 1.3.3 The SEA process has been undertaken alongside the preparation of the Draft Development Plan and has brought about various changes to the emerging Draft Development Plan through an iterative process. By integrating SEA recommendations into the Plan, Cork County Council is helping to ensure that the potential significant adverse effect of implementing the Plan, in combination with implementation of other provisions from the Plan and other plans, programmes etc., are avoided, reduced, or offset; and the beneficial environmental effects of implementing the Plan, in combination with implementation of other provisions from the Plan and other plans, programmes, etc., are maximised.
- 1.3.4 At the pre-Draft Plan stage, Members' Motions to amend the pre-Draft Plan were put forward and advice was provided to the relevant Members for their consideration in advance of agreeing amendments. An earlier version of this SEA Environmental Report was updated to take account of these amendments.
- 1.3.5 This ER will be submitted to the Elected Members with the Draft Development Plan. The Members must take account of the ER before the Plan is adopted. When the Plan is adopted, an SEA Statement will be published, summarising, inter alia, how environmental considerations that have been integrated into the Plan and the reasons for choosing the Plan as adopted over other alternatives considered in the ER.
- 1.3.6 Should alterations to the draft Plan be proposed, there will be a further submission period of not less than four weeks during which time submissions and/or observations may be made on the proposed alterations. If material alterations are proposed they will need to undergo a screening process to determine if SEA is required. The proposed alterations, the screening document, and the SEA ER, where relevant, will be sent to the prescribed authorities and will be made available for public inspection.



## 1.4 Difficulties Encountered

1.4.1 During the preparation of the ER, no new research was undertaken, and information was gathered from existing sources of data. It should be noted that there are several areas where data was not readily available which include:

- Lack of habitats surveys for non-designated sites and insufficient baseline data on habitats and species to allow for on-going monitoring.
- Information is largely electronic document based with the exception of designated areas in digitised format for example GIS.
- Lack of guiding legislation in some areas e.g., soils and their conservation.
- Limited Air Quality monitoring data for the plan area. The frequency of this monitoring is also identified as an issue.
- Lack of a data on compliance records for wastewater treatment systems on settlements of less than 200 persons.
- Limited data to analyse transport movements outside of travel to work and school/ college and lack of local data sources between the six-year cycles.
- Lack of information on the effectiveness of existing septic tank systems within the county.
- Lack of information on the quality of existing private wells within the county.
- A centralised data source for environmental baseline data is now available through EPA and ESM, however this still requires further development and refinement to streamline the information sources for the SEA process.
- The process itself which for a development plan area with a large land mass and dispersed and numerous settlement structure poses issues for the compilation and assessment of large volumes of information within statutory time frames.

- The status of several Transitional and Coastal Waterbodies was not available. Not only did this impede the preparation of the baseline assessment, but it also highlights a potential problem with the implementation of the Water Framework Directive.

# **Chapter 2**

## **Context of the Plan – SEA**

### **Methodology and Relationship with other relevant plans**

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## 2.1 Context of the Cork County Draft Development Plan

- 2.1.1 In accordance with the Planning and Development Act, 2000, a planning authority is legally obliged to prepare a Development Plan for its functional area every six years and, not later than four years after the preparation of this plan, a planning authority must give notice of its intention to review that plan and prepare a new plan.
- 2.1.2 The Draft County Development Plan (DCDP) is part of a systematic hierarchy of land use plans and spatial plans which fall under the National Planning Framework (NPF) – Project 2040 and the Regional Spatial and Economic Strategy (RSES) for the Southern Region. These plans contain higher level policy and objectives which will in turn steer the development of Cork County at a lower level and it will be necessary to show evidence of adherence to these plans as part of the CDP.
- 2.1.3 The DCDP provides a blueprint for the development of the County for the start of this decade. Table 2.1 details the structure and broad chapter content of the DCDP.

Table 2.1: Structure of the Draft Cork County Development Plan 2022	
<b>Chapter 1: Introduction</b>	<p>Chapter 1 details the principles on which the draft plan is based, the National and Regional Planning Policy and the legislative context within which the Draft Development Plan was prepared, the structure of the plan and the process for completing the plan making process. The chapter indicates that the key vision for the County is:</p> <p>“... provide for the development of County Cork as an attractive, competitive and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its rural and urban communities are to the highest standards.”</p>
<b>Chapter 2: Core Strategy</b>	<p>The chapter sets out the Core Strategy in accordance with Section 10 of the Planning and Development Acts, as amended, which articulates a medium to longer term quantitatively based strategy for the spatial development of the County.</p> <p>The central focus of the Core Strategy is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan. Chapter 2 also details the anticipated population growth for the County (i.e. 60,914), the expected housing demand generated (i.e. 30,346), the network of settlements for the County and the role and function of the settlements.</p>

	<p>The Core Strategy considers all aspects of what is needed to deliver sustainable communities having regard also to the availability of infrastructure, the carrying capacity of the environment and the need to support economic development. The key areas considered in the preparation of the Core Strategy for Cork County include the overall Planning Strategy and Climate Change Strategy, population, housing, retail, town centres, transport, infrastructure, employment, economic growth and the environment.</p>
<p><b>Chapter 3: Settlements and Placemaking</b></p>	<p>The chapter aims to protect and enhance the unique identity and character of County Cork's towns and villages and improve the quality of life and well-being through the delivery of Healthy Placemaking underpinned by good urban design, with the creation of attractive public spaces that are vibrant, distinctive, safe, and accessible and which promotes and facilitates positive social interaction and supports the needs of the community. The main provisions and aims of this Chapter are:</p> <ul style="list-style-type: none"> <li>• To ensure that the principles of placemaking are embedded in the development of our settlements.</li> <li>• To support the improvement of the quality of public realm across the settlement network of the County.</li> <li>• Provide a framework for the assessment of placemaking within proposals.</li> <li>• Deliver quality and inclusive spaces.</li> </ul>
<p><b>Chapter 4: Housing and Density</b></p>	<p>This chapter sets out the general planning policies and principles for the provision of housing in County Cork. The chapter also gives guidance on appropriate housing densities in the towns and villages, making provision for specialised housing requirements providing for the needs of communities to deliver sustainable residential communities across the county. The chapter includes objectives requiring the reservation of 10% of lands zoned for residential/housing or lands zoned for a mixture of residential/housing and other uses to be made available for social and affordable housing. It also addresses the provision of housing for older people, travellers, students and people with disabilities.</p> <p>The chapter seeks to ensure that all new development within Cork County supports the achievement of sustainable residential communities. In addition, the chapter sets out the revised density requirements for housing development in the county which aims to broaden the range of house types that can be built on zoned land, so that in future more households will be attracted to locate in the towns (especially within the County Metropolitan Area).</p>
<p><b>Chapter 5: Rural</b></p>	<p>This chapter sets out policies applicable to the management of housing in rural, coastal and island areas in accordance with the guidance contained in the Guidelines on Sustainable Rural Housing. The chapter identifies different rural area types within the county and sets out detailed criteria that will be used to assess applications for rural housing within each area. The chapter also outlines policies in relation to greenbelts.</p>
<p><b>Chapter 6: Social and Community</b></p>	<p>This chapter sets out standards for the provision of social and community facilities to meet current and future needs of all age cohorts of the population including childcare, education, health, and community facilities. It also includes a section on planning for the ageing population and supports the implementation of the Cork Age Friendly County programme, the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons. The chapter also supports the protection and provision of local services such as local shops and post offices.</p> <p>The main provision of the chapter includes:</p>



	<ul style="list-style-type: none"> <li>• Securing the provision of facilities which provide community, educational, social, health, and childcare facilities that serve the needs of the public in order to build sustainable communities.</li> <li>• Acknowledging that the need may arise for the construction of a new acute hospital facility in the county.</li> </ul>
<p><b>Chapter 7:</b> <b>Marine Coastal and Islands</b></p>	<p>The chapter includes a description of the hierarchy of national marine planning and policy documents and their linkages to national planning policy documents. It includes objectives supporting the implementation of the National Marine Planning Framework and the use of Integrated Coastal Zone Management approaches to planning in the coastal zone (with particular reference to Cork Harbour).</p> <p>It includes objectives supporting industries associated with marine and coastal zones including marine related tourism, fishing and aquaculture, and objectives supporting development on the islands and the development of coastal marine leisure facilities and amenities at beaches, where such developments are sustainable and compatible with nature conservation objectives.</p> <p>The chapter also includes proposed policy for defending coastal areas against rising sea levels, prioritising the use of natural assets as defences in the first instance.</p>
<p><b>Chapter 8:</b> <b>Economic Development</b></p>	<p>The chapter aims to ensure new employment opportunities are developed in tandem with the provision of housing and infrastructure so that people have the opportunity to live closer to where they work. The strategy identifies key strategic employment areas and provides locational guidance on the appropriate development in Enterprise, Business, and Industrial areas.</p> <p>The main provision of the chapter includes, developing the County as an attractive, competitive, and sustainable place to live, visit and do business, where the quality of the economy, natural and built environment, culture and the strength and viability of its communities are to the highest standards.</p> <p>This Chapter recognises the important role of Cork Harbour both for population and jobs growth and its future potential as an engine of growth for Metropolitan Cork, the Southern Region, nationally and internationally as a major attractor of investment.</p> <p>The Chapter includes polices to support key employment sectors including pharma, agricultural, forestry, fisheries and food sector which are critical to the economy and employment and provide for future planned development. The Chapter also supports farm diversification and the establishment of new rural enterprises. The Chapter also supports a sustainable aggregates and mineral extractive industry and seeks to safeguard mineral resources.</p>
<p><b>Chapter 9:</b> <b>Town Centres and Retail</b></p>	<p>The chapter includes objectives relating to the diversification of uses within town centres, the improvement of the public realm and sets out strategies to address the issue of vacant properties in town centres.</p> <p>Once the Joint Retail Strategy (City and County Retail Strategy) has been finalised, it will set out the quantum and type of retail development which will be permitted within settlements, which will accord with the retail hierarchy. It is a primary objective of the plan to locate new retail development within existing town centres in so far as possible and to discourage the development of out-of-town retail parks. The chapter also includes policy to align transport infrastructure with retail strategy, to encourage the sensitive redevelopment of old buildings in towns and to promote high quality design for new retail and other development in towns.</p>

	<p>The key aim of Chapter 9 is to maintain, strengthen and reinvent the role of town centres as dynamic attractive, resilient, and inclusive environments, particularly as the most important location for retailing and services. To deliver this change, the policies of this chapter aim to:</p> <ul style="list-style-type: none"> <li>• Provide adequate retail choice in appropriate locations in line with the identified retail hierarchy and the identified quantum of retail space.</li> <li>• Promote the appropriate revitalisation of vacant and derelict properties and to facilitate the adaptation of existing property in town centre areas including a pro-active approach towards the development of opportunity sites.</li> <li>• To reduce amount of vacant floorspace within core retail areas by 50% in the short term.</li> <li>• Make town centres/retail locations as attractive and accessible as possible by public transport, cycling and walking in particular.</li> <li>• Encourage retail and town centre proposals which respect, retain and complement the heritage of town centres, particularly shopfronts, historic buildings and streetscapes.</li> </ul>
<p><b>Chapter 10:</b> <b>Tourism</b></p>	<p>The chapter aims to set out objectives for and policies for the development of the tourism sector in Cork. The overall vision for the plan is to promote a sustainable and well managed tourism industry with associated benefits for the county and to identify and develop new and diverse tourism products, particularly focused on heritage &amp; environment and arts &amp; culture. The plan also supports development of tourism enterprise outside established resorts and larger towns and into rural areas.</p> <p>The plan includes objectives to support the Wild Atlantic Way and Irelands Ancient East brands, to support the marine tourism industry and to support the development of long-distance walking routes, Greenways and Blue ways. There is also support in the plan for the development of sustainable agri-tourism developments and tourism retail developments and for the development of audience facilities for festival type events at appropriate locations. The plan includes objectives to support the development of tourism related facilities and accommodation within settlements. It also includes an objective to protect the natural, built and cultural heritage resources upon which the tourism industry depends.</p>
<p><b>Chapter 11:</b> <b>Water Management</b></p>	<p>The overarching aims for water management, are to provide and improve water, wastewater, surface water and flood alleviation services to facilitate development, support the delivery of population, housing and growth targets to protect public health and to protect, restore and improve the receiving environment and water quality.</p> <p>Included in the chapter are references to locations within the County where issues relating to drinking-water supply and waste-water treatment capacity, and the impact of same on the protection of aquatic European Sites, has arisen as an issue of concern.</p> <p>The plan includes objectives supporting the implementation of the Water Framework Directive, the River Basin Management Plan and associated Programme of Measures.</p> <p>The objectives set out in this chapter seek to prioritise the provision of water services infrastructure in areas prioritised for future growth and development, particularly in the Metropolitan area and for settlements where there are services that are not meeting current needs and where there are issues of non-compliance with license conditions or EU Water or Nature Directives.</p>

	<p>The chapter includes a table which sets out the current status of water services infrastructure by settlement, identifying locations where deficiencies or shortcomings exist and where investment will be required to facilitate additional development to progress.</p> <p>The chapter also supports the implementation of national flood risk policy by primarily avoiding development in flood risk areas and ensuring that proposed development within flood risk zones is compatible with national flood risk guidelines. The chapter acknowledges that whilst a preliminary Strategic Flood Risk Assessment (SFRA) has been carried out on this Plan, it is the Council’s intention to carry out an updated SFRA, based on updated mapping. The outcome of any updated SFRA will be reflected in Amendments to the Draft Plan should such amendments be required.</p>
<p><b>Chapter 12:</b> <b>Transport and Mobility</b></p>	<p>Transport policies seek to manage overall transport demand and provide better linkages between homes, schools, employment, and other destinations. The Chapter also focuses on promoting and facilitating more walking and cycling within communities and includes a new approach to car parking standards policies seek to manage overall transport demand and provide better linkages between homes, schools, employment and other destinations.</p>
<p><b>Chapter 13:</b> <b>Energy and Telecommunications</b></p>	<p>This chapter sets out policies aimed at ensuring that sufficient energy and related infrastructure is available to meet the existing and future needs of the county, recognising the importance of developing the renewable energy resources of the county. The chapter also includes specific policies on renewable energy development including wind.</p>
<p><b>Chapter 14:</b> <b>Green Infrastructure and Recreation</b></p>	<p>The chapter seeks to identify, manage and plan for green and blue infrastructure in the County. The Chapter recognises the value of identifying, protecting and managing green spaces and watercourses in urban areas to enhance and maximise their environmental, biodiversity, heritage, cultural, landscape and recreational benefits. It sets out key principles for the protection and management of green and blue infrastructure resources and identifies the cross linkages to objectives set out in other chapters of the plan, particularly objectives relating to the protection of biodiversity and water resources and objectives contained in the climate chapter, which will help to achieve these principles.</p> <p>The chapter includes objectives encouraging the retention of green space in urban, urban fringe and adjacent countryside areas, supporting the development of a green infrastructure network, supporting the protection of water resources, and enhancing the biodiversity and recreational value of green spaces in urban settings and supporting the development and enhancement of green corridors linking existing open spaces in settlements</p> <p>The chapter links to settlement specific policy and maps which identify the green and blue infrastructure resources of the main towns and sets out objectives relating to same.</p> <p>The chapter includes a section on countryside recreation and includes an objective to support the diversification of the rural economy through the development of the recreational potential of the countryside. It also includes an objectives relating to the preservation of public rights of way, protection of the high value landscapes in accordance with the draft Cork County Landscape Strategy, the protection of scenic routes as identified in the Volume 2 of the plan, the protection of approaches to towns and the protection of prominent open hill tops and valley sides within the Metropolitan Greenbelt.</p>

<p><b>Chapter 15:</b> <b>Biodiversity and Environment</b></p>	<p>This chapter sets out objectives for the protection of biodiversity resources including sites proposed or designated for nature conservation, protected species and habitats of high natural value outside protected sites.</p> <p>The chapter includes objectives committing the Council to the incorporation of consideration of protection and enhancement of biodiversity resources across all elements and areas of Council activity including plan making, development, land management, the permitting and licensing of new development and other activities, and through its work with communities and other groups as well as other agencies.</p> <p>The chapter includes objectives supporting the implementation of the National and County Biodiversity Action Plans and to All-Ireland Pollinator Plan.</p> <p>It also includes broader environmental objectives relating to the protection of soils and air quality, to the control of noise and light emissions and the management and control of waste.</p>
<p><b>Chapter 16:</b> <b>Built and Cultural Heritage</b></p>	<p>This chapter describes the built heritage of the County and sets out objectives for protecting same. The chapter includes objectives relating to the protection of archaeological sites and monuments, underwater archaeology, zones of archaeological potential in historic towns, industrial and post medieval archaeology, battlefield, siege and ambush sites and burial grounds. It also includes an objective to develop a management plan for the archaeology of the county.</p> <p>The chapter includes commitments to protect and promote the cultural heritage of the county, including place names, Irish language and unique cultural elements of Gaeltacht areas.</p> <p>The chapter includes a short section on the arts and includes an objective to provide for the development of arts infrastructure and facilities to support creative activity at local level.</p>
<p><b>Chapter 17:</b> <b>Climate Action</b></p>	<p>This chapter sets out the context for county level climate policy, linking back to International, National and Regional Policy. It also identifies the policy areas included across all chapters of the plan which will help to mitigate the impacts of Climate Change. These include policies which are intended to deliver compact growth, improved public and active transport opportunities, encouragement of development of more renewable energy facilities and the protection of biodiversity resources. It includes objectives to support National and Regional Climate policy and to support the implementation of the Cork Climate Change Adaptation Strategy, to enhance awareness of climate action issues, to support the Regional Climate Office, to support the identification and development of decarbonising zones, and to prepare a Climate Action Plan as required by the Climate Action and Low Carbon Development (Amendment) Bill 2020.</p>
<p><b>Chapter 18:</b> <b>Zoning and Land Use</b></p>	<p>Provides clear guidance on how to manage the appropriate land-uses on zoned land within the County including the management of uses within transitional zones, dealing with non-conforming uses and encouraging the re-use of brownfield land.</p>
<p><b>Chapter 19:</b> <b>Implementation and Delivery</b></p>	<p>This chapter assigns responsibility for the implementation of the Plan's policies to various agencies including the Local Authority. It also sets out the expected timeframes for the delivery of physical and social infrastructure, including the assignment of Plan priorities and funding streams necessary to secure key development objectives. It also outlines the approach to monitoring and how the Plan will inform lower tiers Plans within its functional area.</p>

2.1.4 In accordance with Section 10(2) of the Planning and Development Act 2000, as amended, the DCDP contains objectives and policies for inter alia:

- The zoning of land (Chapter 18)
- Provision or facilitation of transport, energy and communication facilities; water supplies and wastewater services; and, waste recovery and disposal facilities (Chapter 11, 12 and 13)
- Conservation and protection of the environment, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph (Chapter 14, 15, 16, and 17)
- Integration of planning and sustainable development of the area with social, community and cultural requirements (Chapters 6)
- Management of features of the landscape (Chapter 3, 5, 7, 14, and 15)
- Protection of protected structures (chapter 16)
- Preservation of character of Architectural Conservation Areas (Chapter 16)
- Renewal of areas in need of regeneration (Chapter 3)
- Provision of accommodation for travellers (Chapter 4)
- Preservation and improvement of amenities and recreational amenities (Chapters 3, 4, 14 and 15 and 18)
- Control of Seveso II sites and development adjacent to such sites (chapter 15)
- Provision of facilitation of community services such as education facilities and childcare (Chapter 6)
- Protection of linguistic and cultural heritage of the Gaeltacht (Chapter 10)

- Promotion of sustainable settlement and transportation strategies (Chapters 2, 3, 4, 5, 9, 12, 18)
- Preservation of public rights of way to places of natural beauty or recreational utility (Chapter 14)
- Identification, assessment, protection, management, and planning of landscapes (Chapter 14)

## 2.2 Background to the Draft Cork County Development Plan

- 2.2.1 The DCDP differs from the previous in that it incorporates lands previously within the remit of, and governed by nine different Town Council (i.e. Skibbereen, Clonakilty, Mallow, Macroom, Middleton, Kinsale, Fermoy, Cobh and Youghal) as well as settlements within the 8 Municipal Districts (MDs) and Local Area Plans (LAPs). On adoption, the DCDP will govern the overall development of the County.
- 2.2.2 The Settlement Hierarchy and Strategy for the County have been devised in accordance with the NPF and the population allocations outlined in more detail in the RSES. Additionally, to achieve balanced countywide growth, the Settlement Strategy was prepared having regard to availability of services, transport and infrastructure. Regard was also had to the SEA and AA processes.
- 2.2.3 The range of locations in County Cork vary from the larger Key Towns of Mallow and Clonakilty as designated under the NPF to the other significant towns, villages and other settlements. This is called the settlement hierarchy and is outlined in Figure 2.1 and Table 2.2 below.
- 2.2.4 The formal process of review commenced on 12th March 2020 with the publication of the Main Issues report and public consultation background documents including the SEA Scoping Report. The public consultation period ran up to the 21st of May 2020 (in order to comply with the measures in the Public Interest (Covid 19) Act, 2020).



Table 2.2 Settlement Hierarchy						
Key Towns designated under NPF				Mallow and Clonakilty		
Municipal Districts	Main Towns	Key Villages	Villages	Other Locations	Employment Locations	West Cork Island Communities
<b>Fermoy MD</b>	Fermoy Mitchelstown	Rathcormac Ballyhooly Castlelyons/ Bridebridge Castletownroche Conna Doneraile Glanworth Glenville Kildorrery Kilworth	Ballynoe Bartlemy Clondulane Killavullen Shanballymore	-	-	-
<b>Kanturk Mallow MD</b>	Mallow Charleville Kanturk Buttevant Newmarket	Ballydesmond Banteer Boherbue Churchtown Dromahane Dromina Grenagh Knocknagree Milford Newtownshandrum	Ballyclough Ballyhea Bweeng Castlemagner Cecilstown Cullen Freemount Glantane Kilbrin Kiskeam Liscarroll Lismire	Dromalour	-	-



Table 2.2 Settlement Hierarchy						
Key Towns designated under NPF				Mallow and Clonakilty		
Municipal Districts	Main Towns	Key Villages	Villages	Other Locations	Employment Locations	West Cork Island Communities
			Lombardstown Lyre New Twopothouse Rathcoole Rockchapel Tullylease			
<b>Carrigaline MD</b>	Carrigaline Passage West/ Glenbrook/ Monkstown	Crosshaven and Bays	Ballinhassig Ballygarvan Halfway Minane Bridge Waterfall	-	Ringaskiddy	-
<b>Cobh MD</b>	Carrigtwohill Cobh Little Island Monard	Carrignavar Glounthaune Watergrasshill	Knockraha Whitechurch	Fota Island Haulbowline Island Spike Island	Marino Point	
<b>East Cork MD</b>	Midleton Youghal	Castlemartyr Cloyne Whitegate & Aghada Killeagh	Ballincurrig Ballycotton Ballymacoda Dungourney Ladysbridge Lisgoold	Barnabrow/ Ballymaloe Redbarn Trabolgan	-	-

Table 2.2 Settlement Hierarchy						
Key Towns designated under NPF				Mallow and Clonakilty		
Municipal Districts	Main Towns	Key Villages	Villages	Other Locations	Employment Locations	West Cork Island Communities
			Mogeely Saleen Shanagarry/Garryvoe			
Macroom MD	Macroom Millstreet	Killumney/Ovens Béal Átha an Ghaorthaidh Baile Mhic Íre / Baile Bhuirne Coachford	Aghabullogue Aherla Ballynora Cloghdub Clondrohid Courtbrack Crookstown Inchigeelagh Kilmurry Cill na Martra Model Village (Dripsey) Rylane / Seiscne Stuake / Donoughmore Upper Dripsey	Gougane Barra Inniscarra	-	-
Bandon Kinsale MD	Bandon and Kinsale	Ballinspittle Belgooly	Ballinadee Ballinhassig	Garrettstown/ Garrylucas		

Table 2.2 Settlement Hierarchy						
Key Towns designated under NPF				Mallow and Clonakilty		
Municipal Districts	Main Towns	Key Villages	Villages	Other Locations	Employment Locations	West Cork Island Communities
		Courtmacsherry Inishannon Riverstick Timoleague	Butlerstown Crossbarry Kilbrittain Newcestown Old Chapel	Oysterhaven		
<b>West Cork MD</b>	Bantry Castletownbere, Clonakilty Dunmanway Schull Skibbereen	Ballineen/ Enniskeane Ballydehob Baltimore Drimoleague Durrus Glengarriff Leap Rosscarbery Union Hall	Ahakista Allihies Ardfield Ardgroom Ballinascarthy Ballylickey Castletownshend Crookhaven Drinagh Eyeries Glandore Goleen Kealkill Kilcrohane Shannonvale	Barleycove Inchydoney Ownahinchy Tragumna	-	Bere Island Durse Island Heir Island Long Island Oileán Chléire Sherkin Island Whiddy Island

## 2.3 Methodology

2.3.1 The methodology followed in this report is derived from several sources including the appropriate legislation and guidance documents prepared on a national and EU level.

2.3.2 The following principal sources of guidance were used during the overall SEA process and during preparation of the Environmental Report:

- SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources, 2020 Version 1.6, Environmental Protection Agency.
- Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment, January 2020, Environmental Protection Agency.
- Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring, 2020, Environmental Protection Agency.
- SEA Spatial Information Sources Inventory, June 2019, Environmental Protection Agency.
- EPA Good Practice notes on SEA for the Forestry Sector, 2019, Environmental Protection Agency.
- EPA Good practice Notes on SEA for the Waste Sector, 2019, Environmental Protection Agency.
- Strategic Environmental Assessment (SEA) Pack, 2018, Environmental Protection Agency.
- SEA Effectiveness Review in Ireland - Action Plan 2018-2020.
- GISEA Manual, 2017, Environmental Protection Agency.
- SEA Scoping Guidance Document, 2017, Environmental Protection Agency.
- Integrating Climatic Factors into Strategic Environmental Assessment in Ireland - A Guidance Note, 2015, Environmental Protection Agency (Update expected late 2019).

- State of the Environment Report – Ireland’s Environment 2016, Environmental Protection Agency.
- Developing and Assessing Alternatives in Strategic Environmental Assessment – Good Practice Guidance, 2015, Environmental Protection Agency.
- Environmental Protection Agency’s 2012 Review of SEA Effectiveness in Ireland.
- Integrated Biodiversity Impact Assessment – Streamlining AA, SEA and EIA Processes: Practitioner’s Manual. EPA Strive Programme 2007-2013, Strive Report Series No. 106.
- Strategic Environmental Assessment (SEA) Checklist - Consultation Draft, January 2008, Environmental Protection Agency.
- Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland. Synthesis Report, 2003, Environmental Protection Agency.
- Implementation of SEA Directive (2001/42/EC), Assessment of Certain Plans and
- Programmes on the Environment, Guidelines for Regional Planning Authorities, November 2004, Department of Environment, Heritage and Local Government.
- SEA Statements and Monitoring, 2020, Environmental Protection Agency.
- Second Review of Strategic Environmental Assessment Effectiveness in Ireland, 2020, Environmental Protection Agency.

2.3.3 In addition, a number of relevant circulars in relation to SEA have been issued which will have relevance for the environmental assessment of the proposed County Development Plan and were taken into account during the course of the SEA. These circulars are as follows:

- PSSP 6/2011: ‘Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)’; and

- Circular PL 9 of 2013: ‘Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended’.

## 2.4 Key Relevant Legislation, Plans and Programmes

2.4.1 The following international, national, regional and local plans/programmes and legislation where relevant and will influence the policies contained in the CDP and are set out in Table 2.3 EU legislation, Table 2.4 National Legislation, Table 2.5 National/ Regional & Local Plans/ Policies/ Programmes

Table 2.3 EU Legislation	
<ul style="list-style-type: none"> <li>• SEA Directive (2001/42/EC)</li> <li>• EIA Directive (85/337/EC as amended)</li> <li>• Habitats Directive (92/43/EEC)</li> <li>• Birds Directive (2009/147/EC- codified version of 79/409/EEC)</li> <li>• Water Framework Directive (2000/60/EC) and associated directives which have been subsumed as follows: Drinking Water Abstraction Directive; Sampling Drinking Water Directive; Exchange of Information on Quality of Surface Freshwater Directive; Shellfish Directive; Freshwater Fish Directive; Groundwater (Dangerous Substances) Directive; and Dangerous Substances Directive</li> <li>• Drinking Water Directive (98/83/EC)</li> <li>• Bathing Water Directive (revised) 2006 (2006/7/EC)</li> <li>• Groundwater Directive (2006/118/EC)</li> </ul>	<ul style="list-style-type: none"> <li>• Sewage Sludge Directive (86/278/EEC)</li> <li>• Urban Wastewater Treatment Directive (91/271/EEC)</li> <li>• Nitrates Directive (91/676/EC)</li> <li>• Integrated Pollution Prevention Control Directive (2008/1/EC)</li> <li>• Floods Directive (2007/60/EC)</li> <li>• Renewable Energy Directive (2009/28/EC) and proposal for a revised directive (COM/2016/0767 final/2)</li> <li>• Energy Efficiency Directive (2012/27/EU)</li> <li>• Seveso III Directive (2012/18/EU)</li> <li>• Clean Air for Europe (CAFE) Directive (2008/50/EC)</li> <li>• Marine Strategy Framework Directive (MSFD) (2008/56/EC)</li> <li>• Maritime Spatial Planning Directive (2014/89/EU)</li> <li>• Waste Framework Directive 2018/851 (amending Directive 2008/98/EC on waste)</li> </ul>

Table 2.4: National Legislation
<ul style="list-style-type: none"> <li>• Planning and Development Act 2000 (as amended)</li> <li>• Planning and Development (Amendment) Bill 2016</li> <li>• Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004) as amended by S.I. 201 of 2011;</li> <li>• Planning and Development regulations 2001 (as amended)</li> </ul>

**Table 2.4: National Legislation**

- The Wildlife Act 1976 and Wildlife (Amendment) Act 2000
- European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011 as amended)
- Waste Management Act 1996 as amended
- Quality of Bathing Waters Regulations 1988 (S.I. 84 of 1988) as amended
- European Communities (Water Policy) Regulations 2003, (S.I. 722 of 2003)
- European Communities Environmental Objectives (Surface Water) Regulations (S.I. 272 of 2009)
- European Communities Environmental Objectives (FPM) Regulations 2009 (S.I. 296 of 2009)
- European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. 9 of 2010)
- European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2014 (S.I. No. 31 of 2014)
- Quality of Bathing Waters Regulations 1988 (S.I. 84 of 1988) as amended
- Climate Action and Low Carbon Development Act 2015
- European Union (Waste Directive) Regulations 2020 (S.I. No. 323/2020)

**Table 2.5: National/ Regional & Local Plans/ Policies/ Programmes**

- National Planning Framework (NPF)
- National Development Plan 2018-2027
- Southern Regional Spatial and Economic Strategy (RSES)
- Building on Recovery: Infrastructure and Capital Investment (2016-2021) (DPER, 2015)
- Rebuilding Ireland, Action Plan for Housing and Homelessness
- Capital Investment Plan 2016-2021
- Grid 25 Implementation Plan
- National Biodiversity Plan
- Planning Land Use and Transport Outlook (2040)
- National Policy Position on Climate Action
- National Climate Change Mitigation Plan
- Adapting to Climate Change - National Adaptation Framework 2018 and sectoral Adaptation Plans
- Climate Action Plan 2019
- National Clean Air Strategy (Draft)
- Draft Bioenergy Plan 2014
- Second Cycle River Basin Management Plan 2018-2021
- Irish Water - Water Services Strategic Plan 2015
- National Water Resources Plan [in prep]
- Lead in Drinking Water Mitigation Plan
- National Wastewater Sludge Management Plan 2016
- Aquaculture Plan 2014
- National Biodiversity Action Plan 2017-2021
- All-Ireland Pollinator Plan 2015-2020

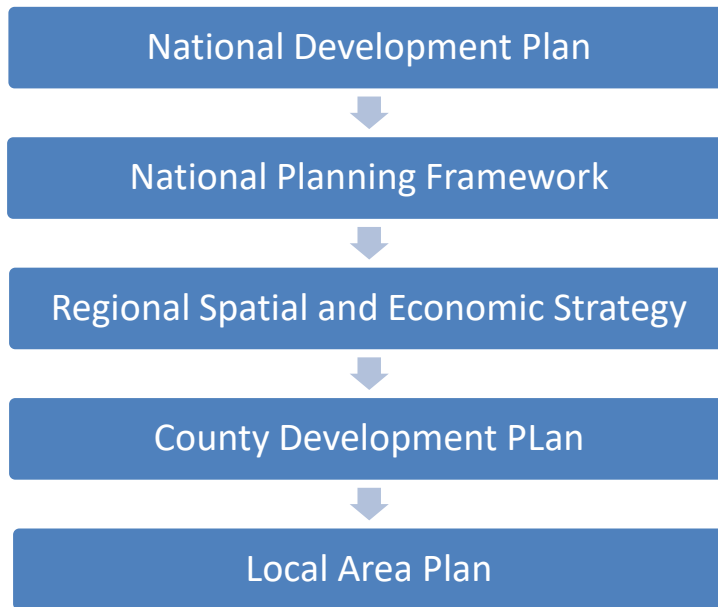
- National Peatlands Strategy 2015
- Southern Region Waste Management Plan 2015- 2021
- Delivering a Sustainable Energy Future for Ireland (Energy White Paper) 2007 and 2015 update
- National Renewable Energy Action Plan
- Strategy for Renewable Energy 2012-2020
- Offshore Renewable Energy Development Plan 2030
- Harnessing Our Ocean Wealth
- National Cycle Policy Framework 2009-2020
- National ITS Strategy (Draft)
- National Hazardous Waste Management Plan 2010-2020
- Construction 2020
- Blue Dot Catchment Programme
- A Waste Action Plan for a Circular Economy – Ireland’s National Waste Policy 2020-2025
- Southern Region Waste Management Plan 2015 – 2021
- Our Rural Future: Government’s blueprint to transform rural Ireland
- Climate Action and Low Carbon Development 2020
- National Broadband Plan Intervention Strategy (Draft)
- National Landscape Strategy for Ireland 2015 – 2025
- Healthy Ireland – a Framework for Improved Health and Wellbeing 2013-2025
- Sustainable Rural Housing Guidelines
- Wind Energy Guidelines
- Rural Development Programme (RDP) 2014- 2020
- Realising our Rural Potential, Action Plan for Rural Development
- Ireland’s Fourth Nitrates Action Programme
- Forestry Programme 2014-2020
- Forest Policy Review: Forests, Products and People – A Renewed Vision (2014)
- Food Wise 2025 – Department of Agriculture, Food and Marine South West Region Action Plan for Jobs 2015
- Organic Farming Scheme Catchment Flood Risk and Management Studies
- Flood Risk Management Plans
- European Structural & Investment Funds 2014-2020
- National Heritage Plan (2002)
- Wild Atlantic Way
- Draft Marine Planning Framework
- National Wastewater Sludge Management Plan
- National Water Resources Plan
- CAP Strategic Plan
- National Hazard Waste Management Plan (Draft, EPA)
- Smarter Travel – A Sustainable Transport Future 2009-2020
- Culture (2025)
- Sustainable Development: A Strategy for Ireland (1997) (DEHLG)
- Cork County Council Local Economic and Community Plan (2016)



- Cork County Biodiversity Action Plan 2009-2014
- Cork County Council's Climate Adaptation Strategy 2019
- Cork County Landscape Character Assessment 2007
- Cork City Development Plan 2015-2021
- The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009
- Regional Development Strategy 2035
- NPWS Conservation Plans and/or Conservation Objectives for SAC and SPAs
- Grid 25 Implementation Plan
- National Biodiversity Action Plan 2017-2021, 2017
- Emerging Planning Land Use and Transport - Outlook 2040 (PLUTO), Department of Transport, Tourism and Sport
- Wild Atlantic Way
- Draft Marine Planning Framework, Department of Housing, Planning and Local Government, 2019
- National Wastewater Sludge Management Plan, Irish Water, 2016
- National Water Resources Plan, Irish Water, 2020??
- Draft CAP Strategic Plan Post 2020, Department of Agriculture, Food and the Marine, 2019
- Emerging National Hazard Waste

## 2.5 Relationship with other plans and programmes

- 2.5.1 It is acknowledged that many of the major issues affecting the County's development are contingent on national policy and government funding.
- 2.5.2 The County Development Plan is part of a hierarchy of local, regional and national plans. While it should be consistent with higher-level plans such as those of a regional or national nature, it must also guide or direct plans and programmes at a lower level hierarchically.



**Figure 2.2 Planning Hierarchy**

2.5.3 The DCDP will play a significant role in ensuring that the objectives and vision of the Regional Spatial and Economic Strategy for the Southern Region and the National Planning Framework (NPF) are implemented and integrated in a consistent manner at sub-regional and county level.

## 2.6 Content of Environmental Report

2.6.1 The content of the Environmental Report is set out in accordance with Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended 2011, as set out in Table 2.6:

Table 2.6: Schedule 2B Information Requirement	Environmental Report
(a) An outline of the contents and main objectives of the plan and relationship with other relevant plans.	Chapter One – Introduction Chapter Two - Context of the Plan - SEA Methodology & Relationship with other relevant plans
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	Chapter Three – Environmental Baseline

<p>(c) The environmental characteristics of areas likely to be significantly affected.</p>	<p>Chapter Three – Environmental Baseline</p>
<p>(d) Any existing environmental problems which are relevant to the plan including, in particular, those in relation to any areas of particular environmental importance, such as areas designated pursuant to the Birds Directive of Habitats Directive.</p>	<p>Chapter Three – Environmental Baseline</p>
<p>(e) The environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.</p>	<p>Chapter Four – Strategic Environmental Objectives</p>
<p>(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors.</p>	<p>Chapter Three – Environmental Baseline and in each section as arises. And Chapter Six and 7 – Assessment of Effects of Implementing the Cork County Development Plan 2022-2028</p>
<p>(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.</p>	<p>Chapter Six and 7 – Assessment of Effects of Implementing the Cork County Development Plan 2022-2028</p>
<p>(h) An outline of the reasons for selecting the alternatives dealt with and a description of how</p>	<p>Chapter Five – Alternatives</p>

the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

(i) A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan. Chapter Eight - Monitoring

(j) A non-technical summary of the information provided under the above headings Chapter Nine – Non-Technical Summary

2.6.2 The Environmental Report incorporates the following key elements:

#### Baseline Data

2.6.3 The baseline data (discussed in further detail under chapter three) assists in assessing the current state of the environment, facilitating the identification, evaluation, and subsequent monitoring of the effects of the Plan. Thus, this information creates a platform whereby existing problems relevant to the Plan area can be quantified (where possible) or qualified thereby ensuring that the implementation of the Plan does not exacerbate these problems.

#### Environmental Sensitivity Mapping

2.6.4 Cork County Council is piloting the use of Environmental Sensitivity Mapping at County Development Plan Level. The ESM web-tool developed by the EPA, University College Dublin (UCD), Ordnance Survey Ireland (OSI) and the All Ireland Research Observatory (AIRO) of Maynooth University has been developed as a decision support tool for environmental assessment processes in Ireland including SEA. It is worth noting that ESM is not a decision making tool but a decision informing tool

and the ESM will support the SEA process in informing these decisions through up to date data visualisations.

- 2.6.5 The ESM webtool uses spatial data sets with specific layers attributed a pre-defined scientific score. When these layers are examined together and overlaid, an environmental sensitivity map is generated for the relevant area. Where more sensitivities are present in an area the colour overlay turns from green to orange to red.
- 2.6.6 Where areas of red are displayed on the maps (as illustrated in Figure 2.3 below and the following sections) this does not necessarily mean that development will be restricted in the area but rather that more consideration of the environmental sensitivities will be required, and mitigation measures may be needed where development is permitted. It is worth noting that many of the red areas displayed are areas of natural capital such as valuable habitats, landscapes, and scenic areas, ensuring protection and enhancement of these areas will be a key policy aim of the development plan.
- 2.6.7 Cork County Council is using the ESM mapping tool to examine the sensitivities in relation to the different environmental topics but also to assess the cumulative/in-combination sensitivities within certain geographical areas i.e. countywide, river catchments, coastal areas etc. Where relevant datasets were made available maps have been generated to illustrate the associated sensitivities. Figure 2.3 below illustrates a 'countywide environmental sensitivity scenario' where all relevant environmental datasets from each of the SEA environmental topics have been overlaid and areas of varying environmental sensitivity are shown.

# Cork County Council SEA Baseline - County Environmental Sensitivity Scenario

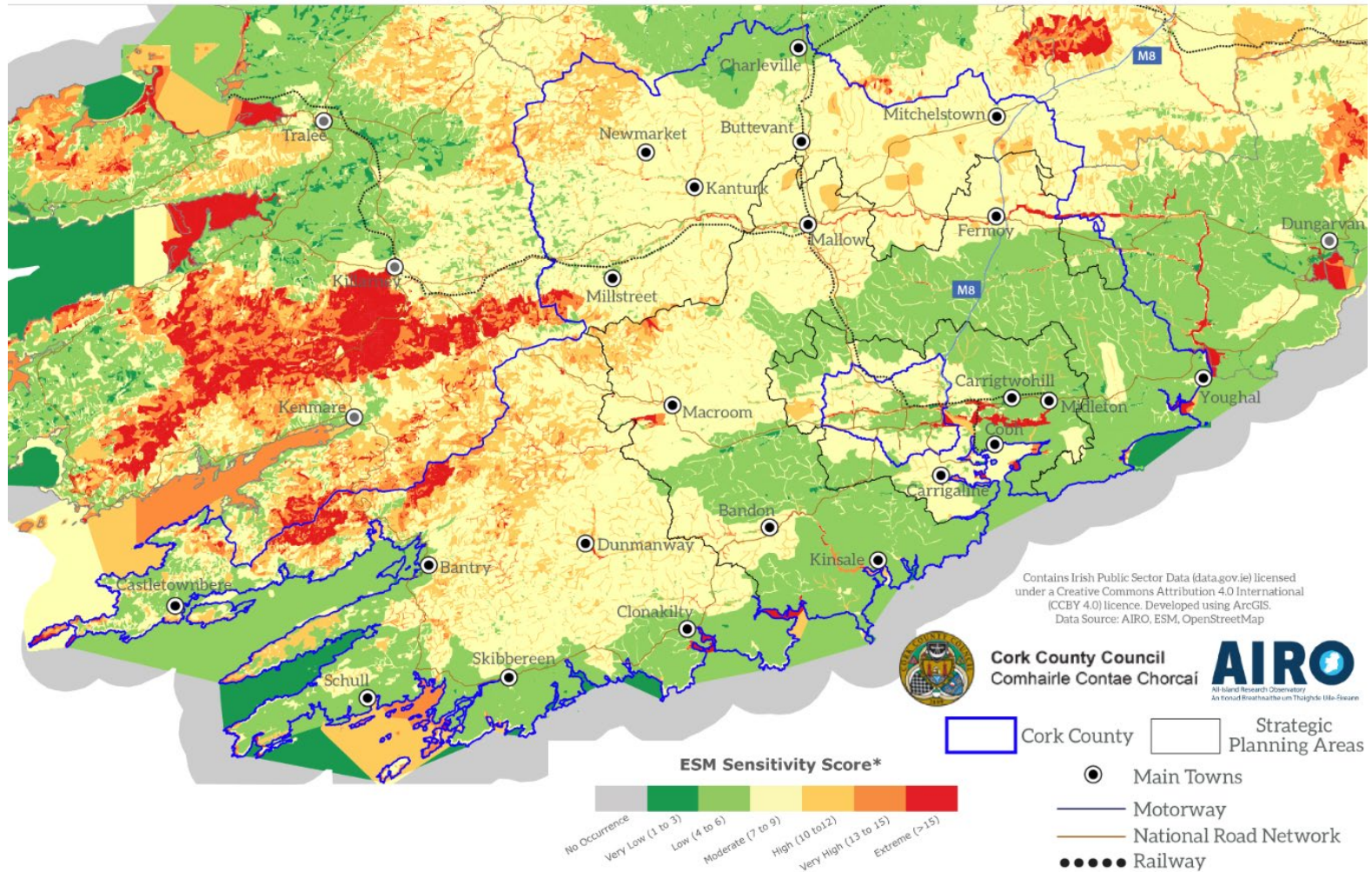


Figure 2.1: Cork County Council SEA Baseline – County Environmental Sensitivity Scenario



‘Site Assessment Tool and SEA Checklist’

2.6.8 A ‘Site Assessment Tool and SEA Checklist’ was developed to streamline and co-ordinate Development Plan Site Assessment and SEA.

2.6.9 This comprises a pro-forma assessment tool which requires sites to be assessed against key criteria which include the key SEA topics of Water; Biodiversity, Flora and Fauna; Air & Climatic Factors; Population & Human Health; Soils; Landscape; Material Assets; and Cultural Heritage. Consideration also needed to be given to Deliverability and Sustainability Constraints.

2.6.10 For each topic a pre-mitigation score was given, and the scoring used was as follows to identify environmental effects from the site.

+	0	?	-
Positive	Neutral	Uncertain	Negative

2.6.11 Where adverse effects were identified, any obvious mitigation measures that might reduce these adverse effects were then considered.

2.6.12 In considering land appropriate for development for uses, SEA will contribute to identifying where sites are unsuitable; those that require amendment in terms of area, nature or extent; those suitable with specific requirements set out in site development objectives; and those which are generally acceptable.

2.6.13 Where the site assessment process identifies sites where the impact is uncertain due to location specific issues, and where areas have been identified as having potential negative effects on the environment, mitigation measures may be formulated or proposed which will be designed to limit or eliminate identified impacts.

**Strategic Environmental Objectives**

2.6.14 The principal component of the SEA involves a broad environmental assessment of the objectives (including zoning objectives) of the DCDP. As mentioned previously this DCDP will differ from



previous versions as all settlements (including the 9 former Town Council areas) and their respective zoning objectives will be included within the DCDP.

2.6.15 A methodology that utilises the concept of expert judgement, public consultation, GIS, matrices and site assessment tools, both to assess the environmental impact and to present the conclusions has been adopted in this SEA. Key to assessing the objectives of the DCDP is setting a specific set of environmental objectives for each of the environmental parameters listed in the SEA Directive and Regulations (as amended). These Strategic Environmental Objectives (SEOs) are outlined in Chapter Four. The policies/objectives and zonings of the DCDP are then assessed against the SEOs in Chapter Six and Chapter Seven, and a discussion is provided, where relevant, on the significance and type of the identified impact in accordance with current guidelines.

## **2.7 Consultation - Planning Authority Team**

2.7.1 A multi-disciplinary team was established to prepare the DCDP, SEA, SFRA and NIR and to examine the significant environmental impacts which may result from the implementation of the Plan. Consultation took place with several internal departments within Cork County Council including Environment, Roads, Water Services (in so far as the current remit extends) and the Climate Action Regional Office (CARO) together with extensive consultation with Irish Water throughout the preparation of the Plan. The Environmental Protection Agency (EPA), National Parks and Wildlife Services (NPWS) and Office of the Planning Regulator (OPR) were also consulted throughout the process. This consultation with all the aforementioned enhanced the identification of environmental issues.

## **2.8 Habitats Directive Assessment (HDA)**

2.8.1 The Birds (2009/147/EC) and Habitats Directives (92/43/EEC) set out various procedures and obligations in relation to nature conservation management in Member States in general, and of the Natura 2000 sites and their habitats and species in particular. Natura 2000 sites are comprised of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

- 2.8.2 The Habitats Directive on the conservation of natural habitats and of wild fauna and flora obliges member states to designate, protect and conserve habitats and species of importance in a European Union context. Article 6(3) of the Habitats Directive requires that “Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”
- 2.8.3 This Directive was initially transposed into Irish Law through several pieces of legislation; however, these have now been consolidated into the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). Any proposed plan or project in Ireland that has potential to result in a significant effect on a designated European Site will require a HDA. Case law has determined that the likelihood need not be great, merely possible, and that the precautionary principle must apply as set out in European Commission Guidance and as required by CJEU case law (i.e. C 127/02 ‘Waddenzee’).
- 2.8.4 The DCDP is a countywide strategy, and has the potential to impact on habitats and species for which Special Areas of Conservation (SAC) and Special Protection Areas (SPA) have been designated.
- 2.8.5 The HDA for the CDP is being carried out in parallel with the SEA process. The findings of the HDA has been used to guide the development of the alternatives to be considered as part of the CDP and SEA. The first stage of the HDA process is ‘Screening’, which is to determine whether implementation of the CDP has the potential to have a significant effect on designated European Sites. Where likely significant effects are identified then a Natura Impact Report will be required.
- 2.8.6 It is noted that there are requirements of the Birds and Habitats Directives that are not encompassed by HDA e.g. annex IV species as per Articles 12 and 13 of the Habitats Directive, landscape features outside designated sites which are of major importance for wild flora and fauna as per Article 10 of the Habitats Directive and disturbance and deterioration of bird habitats as per article 4(4) of the Birds Directive, these will be addressed in the SEA.

2.8.7 The SEA and HDA processes will facilitate the integration of environmental considerations into the Plan. It is intended that these considerations will include the following:

- Policies and objectives contributing towards environmental protection and management and the sustainable development; and
- Integration of environmental considerations into the land use zoning included as part of the Plan.

## 2.9 Strategic Flood Risk Assessment

2.9.1 Flood Risk Management aims to minimise the risks arising from flooding to people, property and the environment. Natural floodplains merit protection to maintain their flood risk management function as well as for reasons of amenity and biodiversity. These represent important elements of green infrastructure.

2.9.2 To meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk Management' (2009), Cork County Council carried out a Strategic Flood Risk Assessment (SFRA) of the County Development Plan. This provided an assessment of flood risk within the county and informed land-use planning decisions for this and other plans.

2.9.3 An SFRA is a live document requiring updating and it is the intention of Cork County Council to update the SFRA and incorporate the recent National Indicative Fluvial Mapping (NIFM) that has been made available by the Office of Public Works (OPW) in March 2021. Further, the SFRA does not currently account for pluvial flooding as this did not form part of the available flood mapping. It is intended to address this as part of the updated SFRA process which will make use of new maps and methodology, after publication of the Draft Plan. Pluvial flooding is referred to in the SEA recommendations to the Draft Plan and where known, identifies those sites where a pluvial issue may apply so that this may be readily identified and addressed as part of the updated SFRA. Further, once

the updated mapping forms part of the SFRA the relevant Justification Tests will be applied in full in situations where this may arise.

## 2.10 Climate Change

2.10.1 The SEA Directive provides plan-makers with a statutory framework to integrate climate-related policies/objectives into plans and programmes. As part of the SEA process the EPA's Guidance Note 'Integrating Climatic Factors into Strategic Environmental Assessment in Ireland (June, 2019)' has been taken into account. This guidance document states that the main climate change considerations to be taken into account as part of the ER Stage should include the following:

- Assess the plan for likely significant effects, including cumulative effects of climate change on environmental vulnerabilities.
- Establish and recommend appropriate climate change mitigation/ adaptation measures and fully integrate SEA recommendations into the plan.
- Consider whether extending the consultation period, over that specified in the regulations, is warranted.

2.10.2 Environmental Sensitivity Mapping (ESM) has been used to examine the baseline information available for both Climate Change and Biodiversity indicators and overlay both parameters to identify which areas of the County are more sensitive to change. The ESM web-tool has been developed by the EPA/ UCD/ AIRO/ OSI as a decision support tool for environmental assessment processes in Ireland including SEA. The tool is described in more detail above.

2.10.3 In addition, as part of the SEA methodology a 'Site Assessment Tool and SEA Checklist' was developed to assist with the examination of zoning objectives. As part of the assessment process climate change related questions are posed as part of the examination of each site. The process is discussed in greater detail above. This has proven an invaluable tool in incorporating the climate related concerns into the consideration of zoning objectives within settlements in the plan area.

# Chapter 3

## Environmental Baseline

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<b>3.3 Biodiversity, Flora and Fauna .....</b>	<b>Error! Bookmark not defined.</b>
<b>3.4 Soils and Geology .....</b>	<b>Error! Bookmark not defined.</b>
<b>3.5 Water .....</b>	<b>Error! Bookmark not defined.</b>
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### 3.1 Introduction

3.1.1 In order to assess the likely significant impacts of the Draft Plan, baseline data on the current state of the environment is collected and evaluated and the potential effects of the plan predicted and considered. Therefore the purpose of the baseline description is to identify the current state of the environment, against which the likely effects of implementing the plan can be assessed. In accordance with legislation and guidance, the existing environment is described with respect to biodiversity, population, human health, fauna, flora, soil, water (surface freshwater, coastal, transitional, groundwater, bathing and water services (drinking water and waste water treatment), air, climatic factors, material assets (roads, transportation, energy etc), cultural heritage (including architectural and archaeological heritage), landscape and the interrelationships between these factors as appropriate. Any existing Challenges relevant to the Draft Plan are also identified at this baseline stage.

3.1.2 Identification of baseline environmental status provides for the identification of key resources and sensitivities within the Plan area and the identification of potential threats to the environment, thus allowing for the inclusion of mitigation measures later in the process that may need to be incorporated into the Draft Plan to ensure that it does not exacerbate existing Challenges. Assessment of the baseline environment also enables plan-makers to consider how the environment might evolve in the absence of the Draft Plan.

3.1.3 Outlined in the following sections are brief descriptions of the current state of the environment within Cork County. A non-exhaustive summary of the data sources used as part of the process is given in Table 3.1.1 below:

Table 3.1.1 – Baseline Data Sources	
SEA Topic	Data Sources
Biodiversity, Flora and Fauna	National Parks and Wildlife Service (NPWS) database; National Biodiversity Data Centre; Ireland's National Biodiversity Plan; Invasive Species Ireland website; WFD Ireland website; MSFD Ireland website; EPA Geoportal.



Population	Central Statistics Office (CSO) database, including census 2016 data
Human Health	EPA Geoportal; Central Statistics Office (CSO) database, including census 2016 data; See also Soils, Water and Air Quality entries.
Soils	Corine Land Cover and Land Use Database; Coillte Forestry Database; Teagasc Soil Information; Geological Survey of Ireland Online Mapping.
Water	EPA ENVision (Environmental Mapping); EPA Geoportal; EPA database reports including but not limited to: State of the Environment 2020, Water Quality in Ireland (latest available); Integrated Water Quality Reports (latest available); and Quality of Estuarine and Coastal Waters (latest available); National Catchment Flood Risk Management Programme (CFRAM), Office of Public Works (OPW) (Flooding);
Air Quality	EPA database (air quality); Local Authority air quality monitoring network.
Climatic Factors	Ireland's Greenhouse Gas Emission Projections, EPA (latest available); Sustainable Energy Ireland (SEAI)
Material Assets	EPA GeoPortal; OPW flood data; DAFM datasets; DCCAIE datasets.
Cultural Heritage including Architectural and Archaeological Heritage	National Monuments Service (Archaeological Survey Database); National Inventory of Architectural Heritage. Record of Protected Structures (RPS).
Landscape	Landscape Character Areas (County level) Landscape Character types (County level)

3.1.4 It should be recognised that the Draft Plan (including the iterative SEA process) was prepared against the backdrop of an evolving national and regional planning policy and regulatory context and the introduction of new guidance mid-stream in the gestation of the Draft Plan; including the recent Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets and Section 28 Guidelines: Housing Supply Target Methodology for Development Planning. In addition, new Development Plan guidelines and new SEA guidelines are expected in 2021, along with rural housing guidelines and the finalised National Marine Planning Framework amongst others.



## Environmental Sensitivity Mapping

- 3.1.5 In addition to the above data sources, Cork County Council has access to Environmental Sensitivity Mapping (ESM) at countywide scale. The ESM web-tool developed by the EPA, UCD, OSI and AIRO of Maynooth University as a decision support tool for environmental assessment processes in Ireland, including SEA, has been utilised. It is worth noting that ESM is not a decision-making tool but a decision-informing tool and the ESM will support the SEA process in informing these decisions through up to date data visualisations.
- 3.1.6 The ESM webtool uses spatial data sets with specific layers attributed a pre-defined scientific score. When these layers are examined together and overlaid, an environmental sensitivity map is generated for the relevant area. Where more sensitivities are present in an area the colour overlay turns from green to orange to red.
- 3.1.7 The areas of red displayed on the maps (as illustrated in Figure 3.1 below and the following sections) do not necessarily mean that development will be restricted in the area but rather that more consideration of the environmental sensitivities will be required and mitigation measures may be needed where development is permitted. It is worth noting that many of the red areas displayed are areas of natural capital such as valuable habitats, landscapes and scenic areas, ensuring protection and enhancement of these areas will be a key consideration of the Draft Plan.
- 3.1.8 Cork County Council is using this mapping tool to examine the sensitivities in relation to the different environmental topics but also to assess the cumulative/in-combination sensitivities within certain geographical areas i.e. countywide, river catchments, coastal areas etc. Where relevant datasets were made available maps have been generated to illustrate the associated sensitivities, a selection of these maps have been included under the SEA environmental topics below. Figure 3.1.1 below illustrates a ‘countywide environmental sensitivity scenario’ where all relevant environmental datasets from each of the SEA environmental topics have been overlaid and areas of varying environmental sensitivity are shown.



## Cork County Council SEA Baseline - County Environmental Sensitivity Scenario

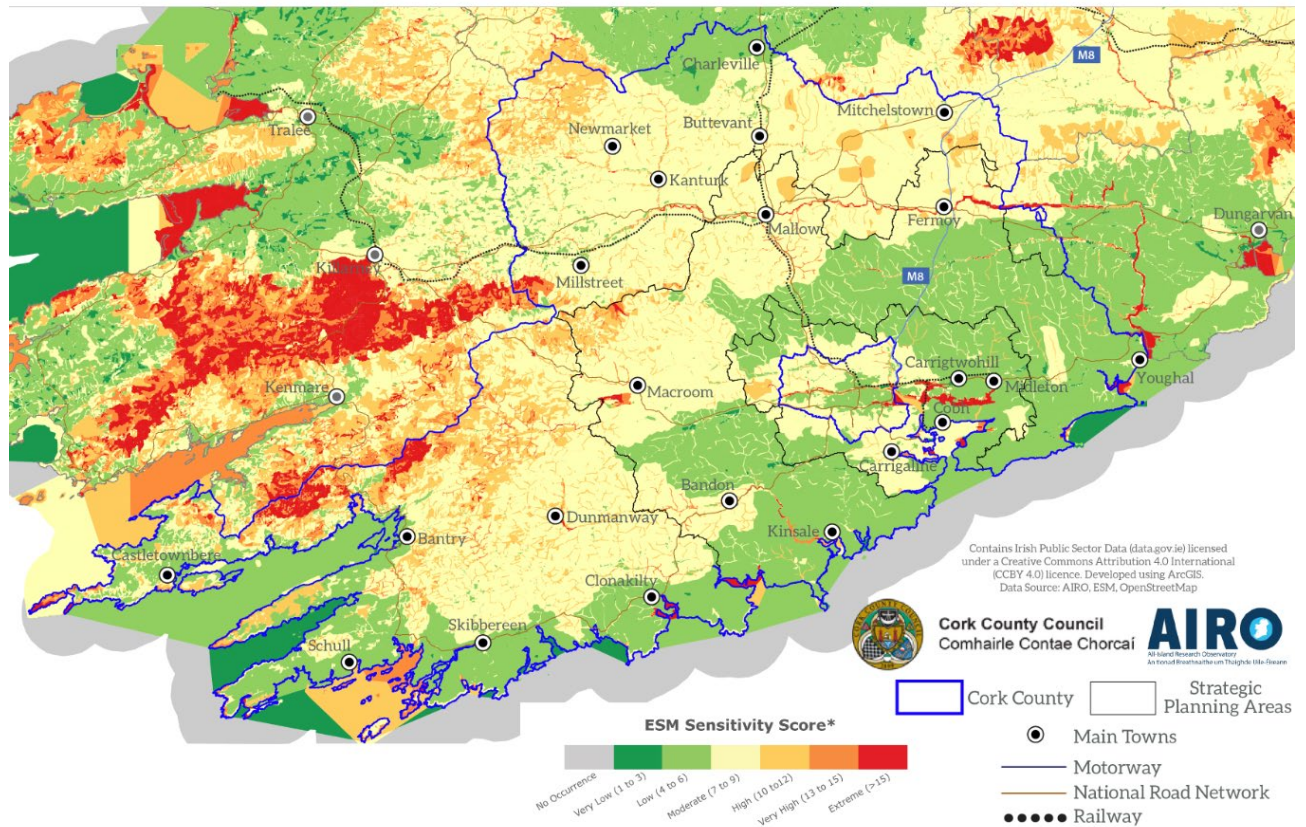
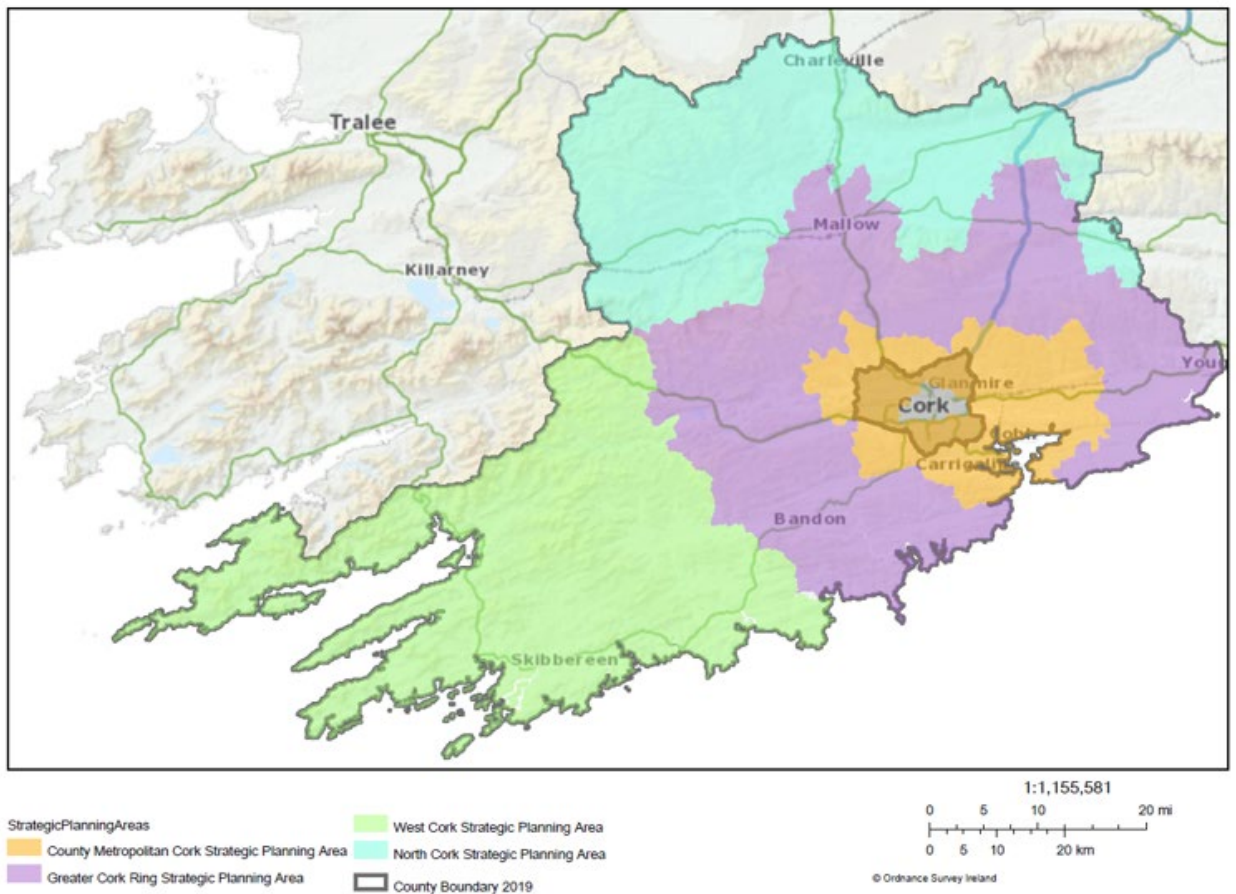


Figure 3.1.1 – Environmental Sensitivity Map for Cork County and surrounding areas Data source – ESM

### Planning Policy Framework

3.1.9 For planning policy purposes Cork is divided into four strategic planning areas being County Metropolitan Cork, Greater Cork Ring, North and West. These areas are illustrated in Figure 3.1.2 below.



**Figure 3.1.2 Strategic Planning Areas in Cork County.**

3.1.10 It is important to acknowledge that on the 31st of May 2019 the boundary of County Cork changed bringing with it all of the associated rearrangements of Municipal Districts and Local Electoral Areas following enactment of the relevant provisions of the Local Government Act, 2019 and the Local Electoral Area Boundary Committee No. 1 Report 2018. Where Census Data is used for tables and graphs in this document – these will generally refer to the old boundaries – i.e. the boundaries that were in effect during the last census (2016). Where information relates to new future population targets the new boundaries are used.

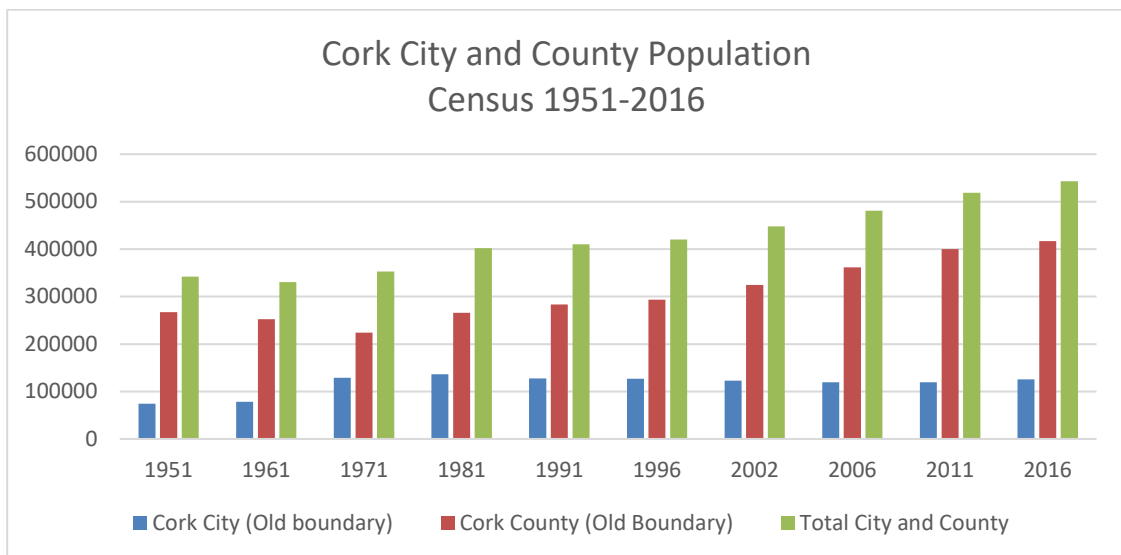
## 3.2 Population

### Population Change and Distribution

3.2.1 The current population of Cork County is 332,015 which excludes Cork City and any areas that were transferred to the City Council.



3.2.2 The 2016 Census population data for Cork (City and County) suggests that there is evidence of a continuation of strong growth with an increase of population from 399,802 to 417,211 (17,409) or a 4.3% increase from the 2011 Census. In addition, the data indicates a trend of people returning to live in Cork City with a 5.4% increase in population (i.e. 6,392 people) from the previous Census in 2011. The following bar chart highlights the changes in population in both the County and City from 1951 to 2016.



**Figure 3.2.1 - Bar chart highlighting the changes in population in both the County and City from 1951 to 2016**

3.2.3 63% of the population of the County live in rural areas (including village settlements) and 37% live in urban areas. The CSO data indicates that the main population growth has occurred in the rural area of the Greater Cork Ring in a dispersed manner, predominately made up of one-off housing, such that the population targets and the redirection of growth to the main towns and settlements set out in the 2014 Core Strategy have not been achieved. Population levels in the main settlements were well below the Development Plan target across all Strategic Planning Areas.

Table 3.2.1: Population in main settlements		
Settlement	2014 Development Plan Target	2016 Census Population
Carrigaline	17,870	15,770
Carrigtwohill	11,618	5,080
Cobh	14,543	12,800
Little Island	N/A	1,461
Monard	3,619	0
Midleton	21,576	12,496
Passage West	6,965	5,843
Ringaskiddy	N/A	580
Bandon	7,765	6,957
Fermoy	7,589	6,585
Kinsale	5,722	5,281
Macroom	4,536	3,765
Mallow	20,000	12,459
Youghal	9,115	7,963
Buttevant	1,501	970
Charleville	4,925	3,919
Kanturk	2,400	2,350
Millstreet	1,756	1,555
Mitchelstown	5,346	3,740
Newmarket	1,189	976
Bantry	5,484	2,722
Castletownbere	1,439	860
Clonakilty	7,218	4,592
Dunmanway	1,976	1,655

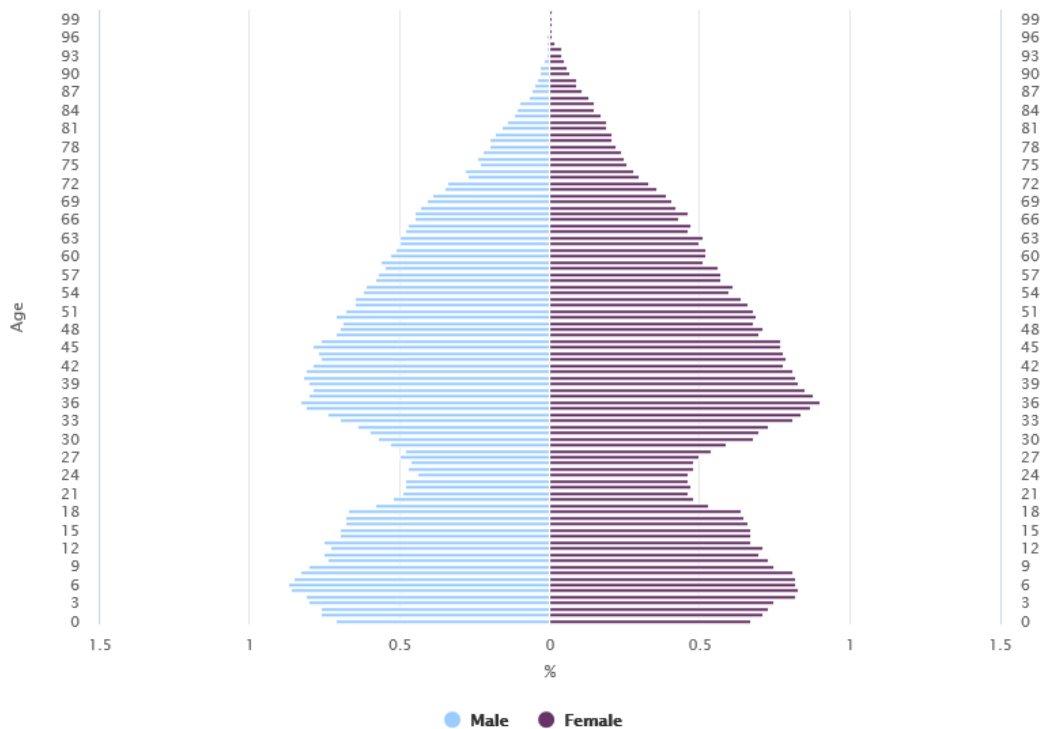


Schull	748	700
Skibbereen	3,035	2,778

### Population Profile

3.2.4 While having one of the youngest population in Europe, the share of the population aged 65 and over in Ireland is projected to increase by 59% by 2031, while people aged 85 and over is projected to increase by 97%. County Cork follows that trend.

3.2.5 Figure 3.2.2 is a population pyramid which shows how the population of County Cork is structured in terms of males and females and the proportion of younger and older people and at each age in between. At present the State Old Age Dependency Ratio (i.e. the number of older people as a percentage of the working age population) is 20.4% while Cork County is 20.2%. When comparing population growth the 65+ age group is one of the age groups which experienced the greatest growth over the 2011 to 2016 period. It is anticipated that the percentage of older people relative to the working age population in the County will continue to grow during the lifetime of the Plan. The number of older people in County Cork over 65 is expected to increase from 45,800 (2016) to 72,822 (2031) and 93,212 (2041). Geographically, the highest proportion of 65+ age cohort is mainly concentrated in the West and North Strategic Planning Areas.



Source: CSO Ireland



Figure 3.2.2 - Population pyramid illustrating census 2016 data for Cork County. Source [www.census.ie](http://www.census.ie)

### Population Targets for Cork 2040

- 3.2.6 The National Planning Framework makes provision for the population of Cork City and County to grow to about 770,000 by 2040. The Regional Spatial and Economic Strategy including the MASP also includes population targets to 2026 and 2031. The population of Cork County is also predicted to grow by nearly 105,000 people to about 437,000 people. A summary of the growth planned for Cork to 2040 is provided in Table 3.2.2.
- 3.2.7 The allocation of future growth for County Metropolitan Cork as set out in the NPF and the RSES is 49,000 additional people to 2040 – which is about 47% of the total growth allocated to Cork County. The remainder of this growth – 55,000 people will be divided up between the Greater Cork Ring Strategic Planning Area, the West Strategic Planning Area and the North Strategic Planning Area.

	Population based on Census 2016*	Population Target 2026	Population Target 2031	Population Target 2040	2016- 2040 Population Increase
County Metropolitan	94,553	114,553	124,553	144,026	49,473
Remainder of County	237,462	262,463	273,462	292,462	55,000
<b>Total County</b>	<b>332,015</b>	<b>377,016</b>	<b>398,015</b>	<b>436,488</b>	<b>104,473</b>
Cork City	210,853	261,853	286,178	333,000	122,147
<b>Total Cork City &amp; County</b>	<b>542,868</b>	<b>638,868</b>	<b>684,193</b>	<b>769,488</b>	<b>226,620</b>

**Source: [www.southernassembly.ie](http://www.southernassembly.ie) and CCC breakdown of County Metro Population in 2016**

Table 3.2.2 Summary of growth planned for Cork 2040. Source [www.southernassembly.ie](http://www.southernassembly.ie)

### Diversity

- 3.2.8 The 2016 CSO data indicated that In April 2016, there were 535,475 non-Irish nationals living in Ireland. This was a decrease of 1.6% on the 2011 census figure of 544,357 people in Ireland. Ten nationalities

accounted for 70% of the total figure. Polish nationals (122,515 people) made up the largest group while German nationals (11,531 people) were the smallest of the ten groups profiled.

3.2.9 The number of UK, Polish, Lithuanian and Latvian nationals in Ireland fell between 2011 and 2016. The largest increases were in the Spanish, Romanian and Brazilian populations. The Spanish population increased by 78% from 6,794 to 12,112 people between 2011 and 2016. This was the biggest percentage increase of the nationalities profiled. Romanian nationals increased by 69% from 17,304 to 29,186 people during the same period and represented the largest increase in population size. The 2016 CSO data indicated that Cork County had 42,002 non-Irish national residents in 2016.

### Deprivation

3.2.10 Looking at deprivation and employment in the County, the CSO data shown in Figures 3.2.3 and 2.3.4 indicates that large areas of west and north Cork are recording higher levels of deprivation and unemployment than the rest of the County. Overall deprivation is not severe in the County - the 2016 Deprivation Index of Ireland Map identifies only one electoral division as 'disadvantaged' in the County with the majority of the County either marginally above or below average.

3.2.11 The Government's RAPID programmes deal with urban areas of socio-economic disadvantage. There are only 2 towns within the County (Mallow and Youghal) identified for support in this programme. The government also provides support for disadvantaged rural areas under the Clár Programme. These are located to the north and west of the county.



Cork County Council SEA Baseline - Pobal HP Deprivation Index, 2016

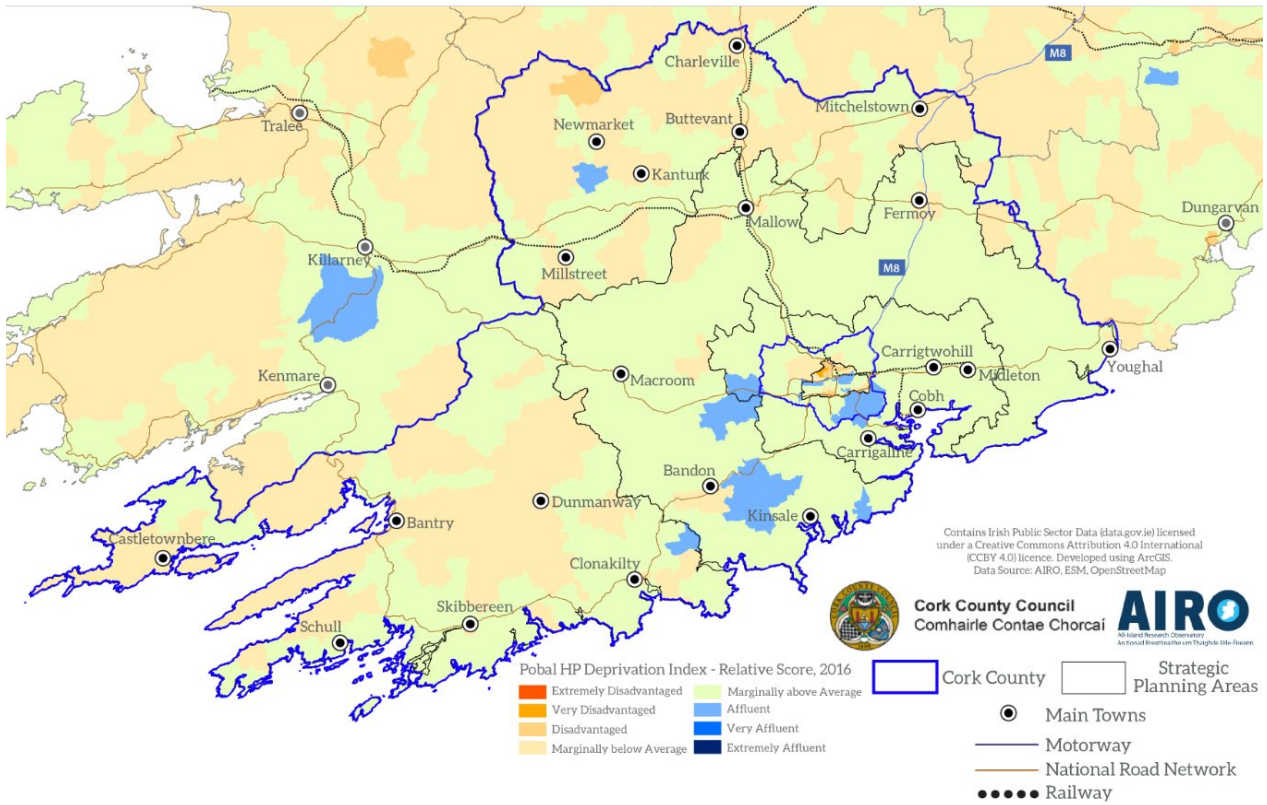


Figure 3.2.3 - Pobal HP Deprivation Index, 2016. Data source – [www.cso.ie](http://www.cso.ie) and ESM



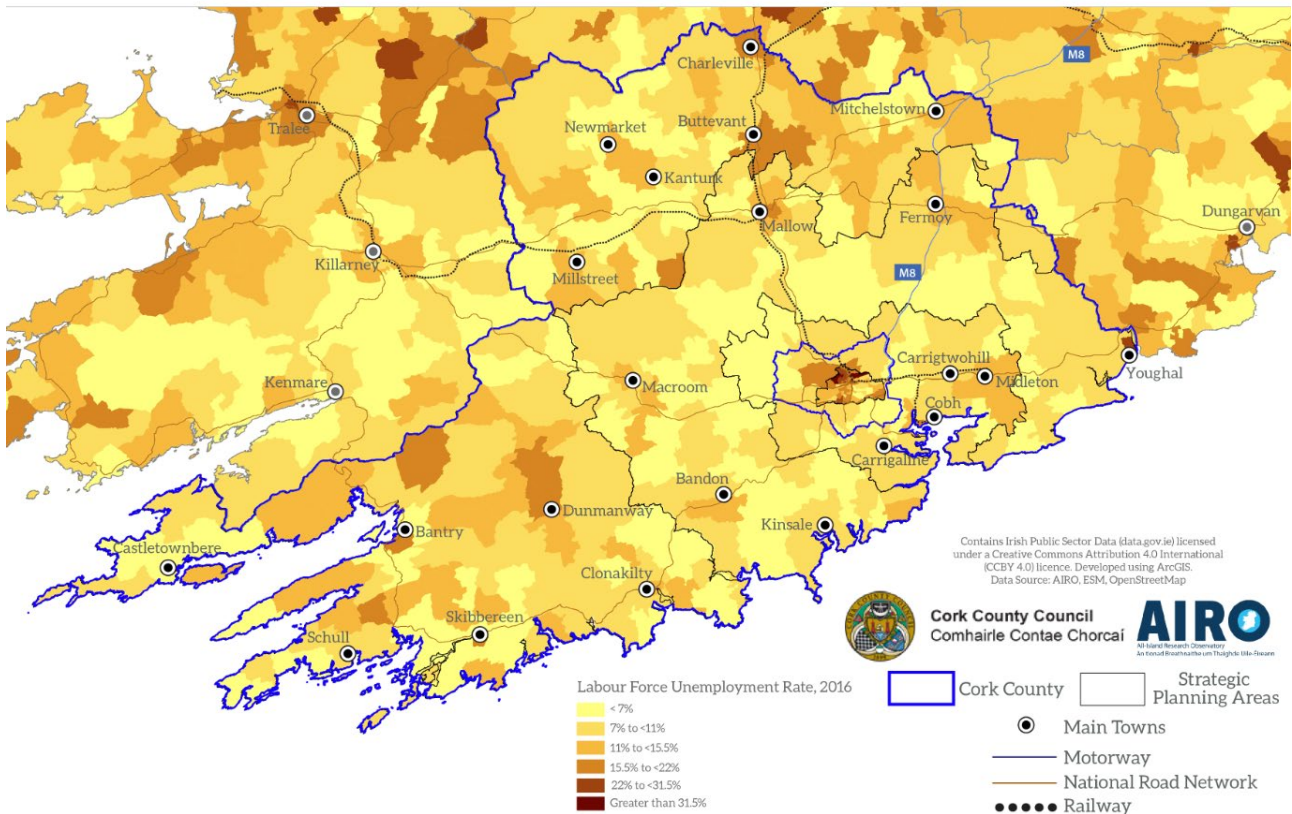


Figure 3.2.4 - Labour Force Unemployment Rate, 2016. Data source - [www.cso.ie](http://www.cso.ie) and ESM

### Age Friendly and Older People

3.2.12 The ‘Age Friendly’ approach is designed to cater for all age groups in society and includes those with impaired mobility, physical disabilities, parents and children; as well as older people i.e. those aged 65+. Ireland’s National Age Friendly Cities and Counties Programme is an initiative run by the World Health Organisation to encourage an age friendly society. The Cork County Age Friendly Programme 2016-2021 was setup in response to this initiative and there are eight towns in County Cork that have joined the Age Friendly network. These towns include Bandon, Cobh, Kinsale, Passage West/Monkstown, Mitchelstown, Bantry, Millstreet and Charleville. There are plans to further expand the network to upgrade and improve other towns in the County to qualify as ‘Age Friendly’.

### Human Health

3.2.13 The Coronavirus (COVID-19) pandemic of 2020 has increased public awareness that human health and the state of the environment are intrinsically linked. Human health has the potential to be impacted upon by environmental vectors i.e. environmental components such as air, water or soil through which contaminants or

pollutants that cause harm can come into contact with human beings. Hazards or nuisances to human health can arise as a result of exposure to these vectors. The Coronavirus (COVID-19) pandemic has also highlighted resource issues in accessing healthcare.

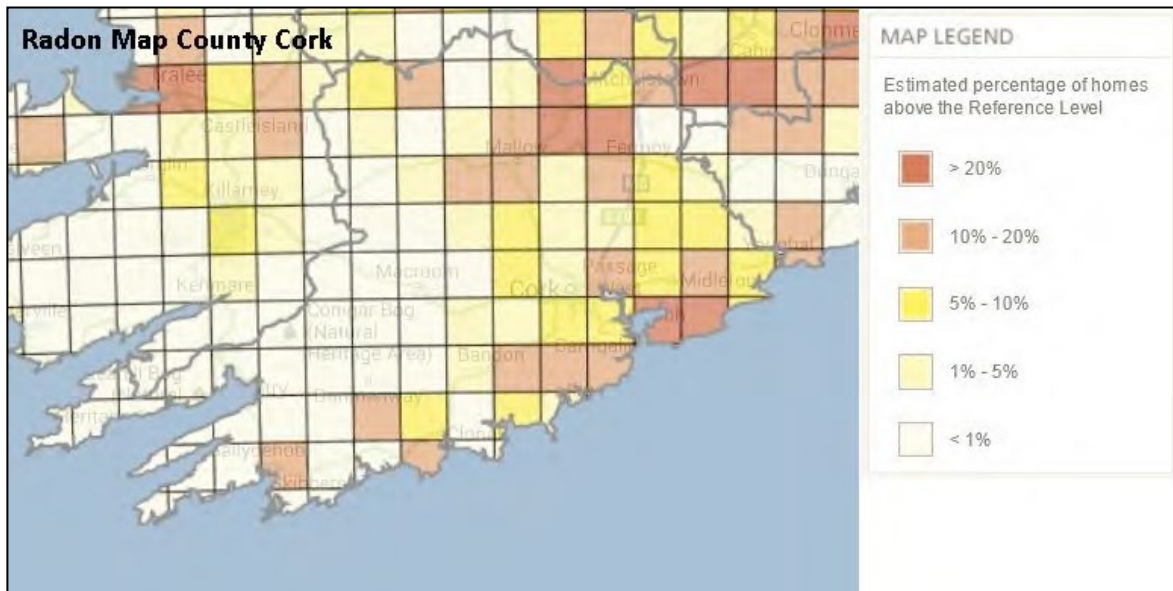
3.2.14 The importance of placemaking for human health is now well known. Active travel and places that promote walking and cycling can have positive impacts on people's health and mental wellbeing. A clean, safe and attractive environment and access to parks, open space, amenity areas and clean bathing waters are known to improve people's health and well-being. These green and blue spaces are essential places to assist resilience and support our recovery as we emerge from the pandemic crisis.

3.2.15 Health is affected by all environmental components (biodiversity, air, climate, water etc.) and has been considered in each of the baselines described in this Chapter. Deprivation (shown in Figure 3.2.3 above) in particular is closely linked with poor health which is a significant baseline dataset used to inform policy when planning for healthy communities.

### Radon

3.2.16 Radon is a colourless and odourless gas which disperses in air and is known to be carcinogenic with risks of contracting lung cancer. An EPA Radon Map of the country has been produced which shows that North Cork (around Mallow and Mitchelstown) and south Cork (around Glanmire, Cobh and Kinsale) are at risk from high levels of radon. In these identified 'high radon areas' more than 10% of the homes are predicted to have radon concentrations above the acceptable levels. Cork County Council has tested over 4,500 homes, including all of its social housing stock in high radon areas, for the gas. The survey identified over 200 homes with high levels of gas and works have been undertaken to reduce the levels present. Remedial works were carried out on existing buildings with assistance of the Radiological Protection Institute. In addition, all new buildings are now required to install a radon barrier.





### Seveso Sites

3.2.17 The EU Seveso Directive (2012/18/EU) and the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (S.I. No. 476 of 2000) seek to prevent major accidents which involve dangerous substances, and to limit their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.

3.2.18 The provisions apply to companies where dangerous substances are present in quantities equal to or above specified thresholds - a lower one of 50 tonnes ("Lower tier sites") and a higher one of 200 tonnes ("Top tier sites"). Lower tier sites are required to have a Major Accidents Prevention Policy and a Safe Work Systems Plan. Top tier sites are required to carry out, in conjunction with the local competent authority (including the HSA, Gardai and Local Authority) a Major Accidents External Emergency Plan.

3.2.19 County Cork has a high concentration of Seveso sites with an increase of 5 sites since the 2014 Development Plan. There are now 25 Seveso sites in the County -13 "Higher Tier" sites and 12 "Lower Tier" sites. They are located at various locations such as Ringsakiddy, Little Island, Whitegate, and Cobh. Table 3.2.3 below details the Seveso Sites in the County.

No	Name of Establishment	Location	Tier
1	BASF Ireland Ltd.	Little Island, Co. Cork	1

2	Calor Teoranta	Tivoli, Co. Cork	1
3	Calor Teoranta	Whitegate, Co. Cork	1
4	Eli Lilly Kinsale Ltd,	Dunderrow, Kinsale, Co. Cork	1
5	Irish Distillers Ltd.	Ballynona, Dungourney. Co.Cork	1
6	Irish Distillers Ltd	Midleton Distilleries, Park North, Midleton, Co. Cork	1
7	Irving Oil Whitegate Refinery Ltd	Whitegate, Co. Cork	1
8	Marinochem Irl Ltd	Marino Point, Cobh, Co. Cork	1
9	Novartis Ringaskiddy Ltd	Ringaskiddy, Co. Cork	1
10	Pfizer Ireland Pharmaceuticals	Ringaskiddy API Plant, Ringaskiddy, Co. Cork	1
11	Portfolio Concentrate Solutions UL	Kilnagleary, Carrigaline, Co. Cork	1
12	Thermo Fisher Scientific Cork Ltd	Currabinny, Carrigaline. Co. Cork	1
13	Zenith Energy Bantry Bay Terminal Ltd,	Reenrour, Bantry, Co. Cork	1
1	BOC Gases Ireland Ltd	Little Island Co. Cork	2
2	Carbery Food Ingredients Ltd	Raheens, Ringaskiddy, Co. Cork	2
3	Carbon Chemicals Group Ltd	Ballineen, Co Cork	2
4	Electricity Supply Board	Aghada Power Station, Whitegate, Co. Cork	2
5	Gas Networks Ireland	Mitchelstown Central Gas Injection Facility, Corracunna, Mitchelstown, Co Cork	2
6	Hovione Limited	Loughbeg, Ringaskiddy, Co. Cork	2
7	Janssen Pharmaceutical Services UC	Little Island, Cork	2
8	LPG Cylinder Filling Ltd	Quartertown Industrial Estate, Mallow, Co. Cork	2
9	Merck Millipore Ltd	Tullagreen, Carrigtwohill, Co. Cork	2
10	Tervas Ltd	Knockburden,Ovens,Co.Cork	2
11	Upjohn Manufacturing Ireland Unlimited	Little Island Active Pharmaceutical Ingredient Plant, Little Island Co. Cork	2
12	West Cork Distillers Limited	Marsh Road, Skibbereen, Co. Cork	2

**Table 3.2.3: Seveso Sites in County Cork. Source [www.hsa.ie](http://www.hsa.ie)**





## Healthcare

- 3.2.20 Complex and acute medical services are centralised at Cork University Hospital, Mercy University Hospital and South Infirmarary University Victoria Hospital (elective day case surgery), which have a wide range of specialist services, expert staff and facilities required to deal with complex, life threatening injuries and medical conditions. There are hospitals at Mallow and Bantry which have a defined role in delivering less complex care as close as possible to patient's homes.
- 3.2.21 Both the Cork University Hospital and Mercy University Hospital sites are intensely developed and as the population of the region grows a requirement to identify a strategy for the expansion of facilities at this level in line with this population growth will be needed.
- 3.2.22 The National Planning Framework (NPF) has identified Cork as a location for a new acute hospital. While acute hospitals remain an important part of the Government's "Sláintecare" Implementation Plan, the focus continues to shift towards primary care and the need to move away from being overly hospital-centric and to provide increased infrastructure capacity in the community (with additional infrastructure required such as primary care centres, community care beds to provide for respite, short stay and residential needs).

## Childcare

- 3.2.23 Tusla keep an updated list of all registered childcare providers for the city and County areas with approximately 271 providers located within the Cork County (based on 2020 data). The Cork County Childcare Committee has indicated over the years that services are generally at capacity.

## Existing Challenges

- 3.2.24 The CSO data relating to population growth has shown that the existing policies have not delivered population growth into designated settlements. There continues to be high demand for and construction of one off rural housing in Cork County and a further weakening of the settlement structure of the county. The majority of new houses have been constructed outside of settlement boundaries and has resulted in an unsustainable pattern of development for both urban and rural areas e.g. of the 846 houses built January 2016- August 2020 in the Greater Cork Ring, only 149 (18%) of houses were located within a settlement boundary.
- 3.2.25 To compound the problem, many smaller settlements are unserved whereby no further growth can take place until significant investment is undertaken in upgrading the water services infrastructure. Any new growth in

these rural areas continues to be reliant on individual treatment systems which is not sustainable. The role of some smaller settlements may need to be redefined whilst compact, higher density urban settlements capable of delivering in this plan need to be prioritised. This may necessitate a larger proportion of the County's growth being allocated to particular larger settlements.

3.2.26 As we emerge from the COVID-19 pandemic crisis, a healthy environment will need to be at the heart of an integrated effort to assist resilience and support recovery. The pandemic highlighted existing challenges in Cork County including the dispersed nature of the population, Cork's significant car dependence and the concentration of jobs within the metropolitan area. The 2014 Development Plan aimed for a modal shift target of 55% level of non car based transport for journeys to work within the Cork Gateway, hubs and other Main Towns and 20% within rural areas. The 2016 CSO data indicates this was not achieved and car use actually increased during that time. It also shows that car mode share for commuting to work in Cork County is significantly higher than the state average (between 78-82% in Cork County and 66% within the State).

3.2.27 The value of the '10 Minute Town' and access to local services and mixed use areas is now recognised in policy via RPO 176 of RSES and this will be a significant challenge to retrofit into our existing settlements at local level. There is a gap in the data to assess designated settlements in terms of pedestrian/cycle permeability, access to services, shops and recreation. Some settlements have undergone town centre health checks however many settlements across the County are awaiting such analysis. These data sets will need to be gathered in order to assess the interventions required for each individual settlement to achieve the 10-minute town.

3.2.28 The provision of viable public transport services within the existing pattern of population growth and distribution is also a key challenge. Even within the metropolitan area there is a significant mismatch between the settlement network and the main centres of employment which has made public transport services difficult to provide.

3.2.29 Radon levels in Cork County remain high and continue to need management to ensure public health and safety. All existing housing stock has been tested and those with high radon levels have been remediated. The Council has an on-going programme of testing which is carried out in newly occupied homes to ensure new tenants are given protection against radon. New development continues to be assessed for radon to ensure appropriate mitigation measures are in place.



### Likely Evolution in the Absence of the Development Plan

- 3.2.30 In the absence of the County Development Plan there would be no strategy to manage Cork's growth and deliver balanced regional development for Ireland as set out in the NPF and RSES. In the absence of growth targets and evidence, there would be a surplus of zoned land across the entire County; well in excess of the quantum needed for the 6 year plan period. There would be no integrated framework for the provision of infrastructure, employment and services to match target growth areas across the network of settlements, on which the implementation of many of the critical aspects of the plan depends. Compact growth would not be possible and environmental degradation would accelerate.
- 3.2.31 The County Development Plan currently limits the risk to human health within the potential impact zone of Seveso sites and high radon areas by managing proposals for new development within such areas.
- 3.2.32 In the absence of the Development Plan for County Cork, development would proceed in a more unplanned manner which would have an indirect negative effect on human health as a result of negative effects on other environmental elements such as air, water quality and biodiversity and an overall lower quality of life for inhabitants of the county.

## 3.3 Biodiversity, Flora and Fauna

- 3.3.1 'Biodiversity', short for biological diversity, is the term used to describe the variety of life found on Earth and all the natural processes. The term includes the variety of species, plants, animals and micro-organisms found on earth, but it also includes the places (habitats and ecosystems), where these organisms live.
- 3.3.2 Cork County is rich in biodiversity and contains many important, and protected, habitats and species such as rivers, lakes, wetlands, coastal areas, woodlands, bats, wildfowl, waders, salmon, lamprey, freshwater pearl mussel, otters etc. However, it also contains many other habitats which are not protected such as scrub, parks, streams, hedgerows, tree lines, roadside verges, housing estate open spaces and gardens. It is these locally important habitats and species within the landscape, including extensive areas of wetland, broadleaf woodlands and grasslands, which provide links between the more rare and protected habitats, and are essential for the migration, dispersal and genetic exchange of wild plants and animals.



3.3.3 In addition to the above, the natural environment provides ecosystem services in the form of food, fuel, water purification, flood alleviation and more.

### Legislative Context

3.3.4 The EU Habitats Directive provides for the protection of biodiversity across Europe through the designation of Special Areas of Conservation (SACs). These sites are proposed or designated for protection because they support habitats and/or populations of plant and animal species that have been identified to be rare or threatened at a European level.

3.3.5 The Habitats Directive on the conservation of natural habitats and of wild fauna and flora obliges member states to designate, protect and conserve habitats and species of importance in a European Union context. Article 6(3) of the Habitats Directive requires that *“Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”*

3.3.6 The EU Birds Directive provides for the protection of sites used (for breeding or feeding) by species of birds that are rare, or vulnerable or in danger of extinction. It also provides for the protection of areas that are particularly important for migratory birds, where they congregate in significant numbers. Sites designated under the Birds Directive are called Special Protection Areas (SPAs).

3.3.7 The network of sites designated or proposed for designation across Ireland and Europe under the Habitats and Birds Directives is known as the Natura 2000 Network. This network includes SACs and SPAs, as well as sites that are proposed for designation as SACs or SPAs. The sites are also known as Natura 2000 sites or European Sites.

3.3.8 The Directives have now been consolidated into the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). Any proposed plan or project in Ireland that has potential to result in a significant effect on a designated European Site will require appropriate assessment. Case law has determined that the likelihood need not be great, merely possible, and that the precautionary principle must apply as set out in European Commission Guidance and as required by CJEU case law (i.e. C 127/02 ‘Waddenzee’).



- 3.3.9 The protection of biodiversity is also a significant consideration in other EU Directives including the Marine Strategy Framework Directive, the Water Framework Directive, the Nitrates Directive and the Environmental Liabilities Directive. Obligations arising under a range of other EU directives is also relevant for biodiversity including the Urban Wastewater Treatment Directive, Bathing Waters Directive and Floods Directive.
- 3.3.10 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) are sites that are designated or proposed for designation under the Wildlife (Amendment) Act 2000. These are sites that are of national importance to Ireland and they generally support a range of habitats, plant and animal species and, in some cases, geological features.
- 3.3.11 In addition to the Habitats and Birds Directive, native Irish mammals, amphibians and birds, and some native fish and invertebrate species are protected under the Flora Protection Order or the Wildlife Acts (1976 and 2000).
- 3.3.12 Vital links and corridors to allow the movement of plants and animals between protected sites are also protected under Article 10 of the Habitats Directive and Section 10(2) (ca) of the Planning and Development Act 2000, amended, as follows
- “the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species”.
- 3.3.13 Wetlands include our watercourses and water bodies as well as other habitats types such as marshes, fens, reed beds, bogs and wet woodlands. These habitats tend to have high biodiversity value, as well as serving other essential services relating to the protection of water quality, flood protection, carbon capture and climate mitigation. While many protected areas include wetlands, most wetland areas occur outside protected sites. Under the Planning and Development Act 2000 as amended, work or development which involves the drainage or reclamation of a wetland requires planning permission where the wetland is greater than 0.1ha and is subject to mandatory Environmental Impact Assessment where the wetland is greater than 2ha.

#### **Policy Context**

- 3.3.14 Ireland is a signatory to the worldwide Convention on Biological Diversity (CBD) since 1992 and the Government is committed through this process to conserve and sustainably use biodiversity. The Convention

aims, among other things, to secure a significant reduction in the current rate of loss of biodiversity. All parties to the Convention are required to develop national biodiversity strategies and action plans, and to integrate these into broader national plans. At EU level the most important habitats and species are protected through Natura 2000 which is the network of protected areas established under the Habitats and Birds Directives. In addition, Member States are called on to develop and implement wider countryside measures in their land-use planning and development policies that support the coherence of the Natura 2000 network pursuant to Article 10 of the Habitats Directive and Article 3 of the Birds Directive.

3.3.15 At European level, the 2030 EU Biodiversity Strategy sets out a long-term plan to protect nature and reverse the degradation of ecosystems. The strategy includes specific commitments to enlarge existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value; to restore degraded ecosystems by 2030 and manage them sustainably, addressing the key drivers of biodiversity loss; strengthening funding and the governance framework; and introducing measures to tackle the global biodiversity challenge.

3.3.16 At national level, biodiversity policy is set out in the National Biodiversity Action Plan 2017-2021 (NBAP) which identifies habitat degradation, climate change and spread of invasive alien species as significant factors negatively impacting on biodiversity in Ireland today. The Cork County Biodiversity Action Plan 2009-2014 was adopted in December 2008. This plan sets out County level policy and action in areas relating to increasing knowledge, raising awareness and protecting biodiversity. Cork County Environmental Awareness Strategy 2016-2020 also includes actions for biodiversity protection, community awareness and engagement.

3.3.17 At national and regional level, the importance of protecting and sustainably managing our biodiversity and natural environment has become integrated and mainstreamed into National and Regional Planning Policy including the National Development Plan 2018-2027, the National Planning Framework 2040, the National Climate Action Plan and the Regional Spatial and Economic Strategy for the Southern Region. This higher-level policy context informs Development Plans, Local Area Plans and other plans and strategies at local level.

### European Sites

3.3.18 Sites designated under the EU Habitats Directive are the SACs which support habitats and/or populations of plant and animal species that have been identified to be rare or threatened at a European level. There are 30 SACs in County Cork which are detailed in Appendix B and mapped on Figure 3.3.1 below.



3.3.19 Sites designated under the EU Birds Directive are the SPAs and include sites used for breeding or feeding by species of birds that are rare, or vulnerable or in danger of extinction. It also provides for the protection of areas that are particularly important for migratory birds. There are 18 SPAs in County Cork which are detailed in Appendix B and mapped on Figure 3.3.1 below.

3.3.20 In addition to the above, European sites within 15km of the County boundary have also been listed and detailed in Appendix B.

3.3.21 Marine sites outlined in the Draft Marine Planning Framework are also shown in Figure 3.3.2 below.



# Cork County Council SEA Baseline - Designated Sites (SAC, SPA, NHA and pNHA)

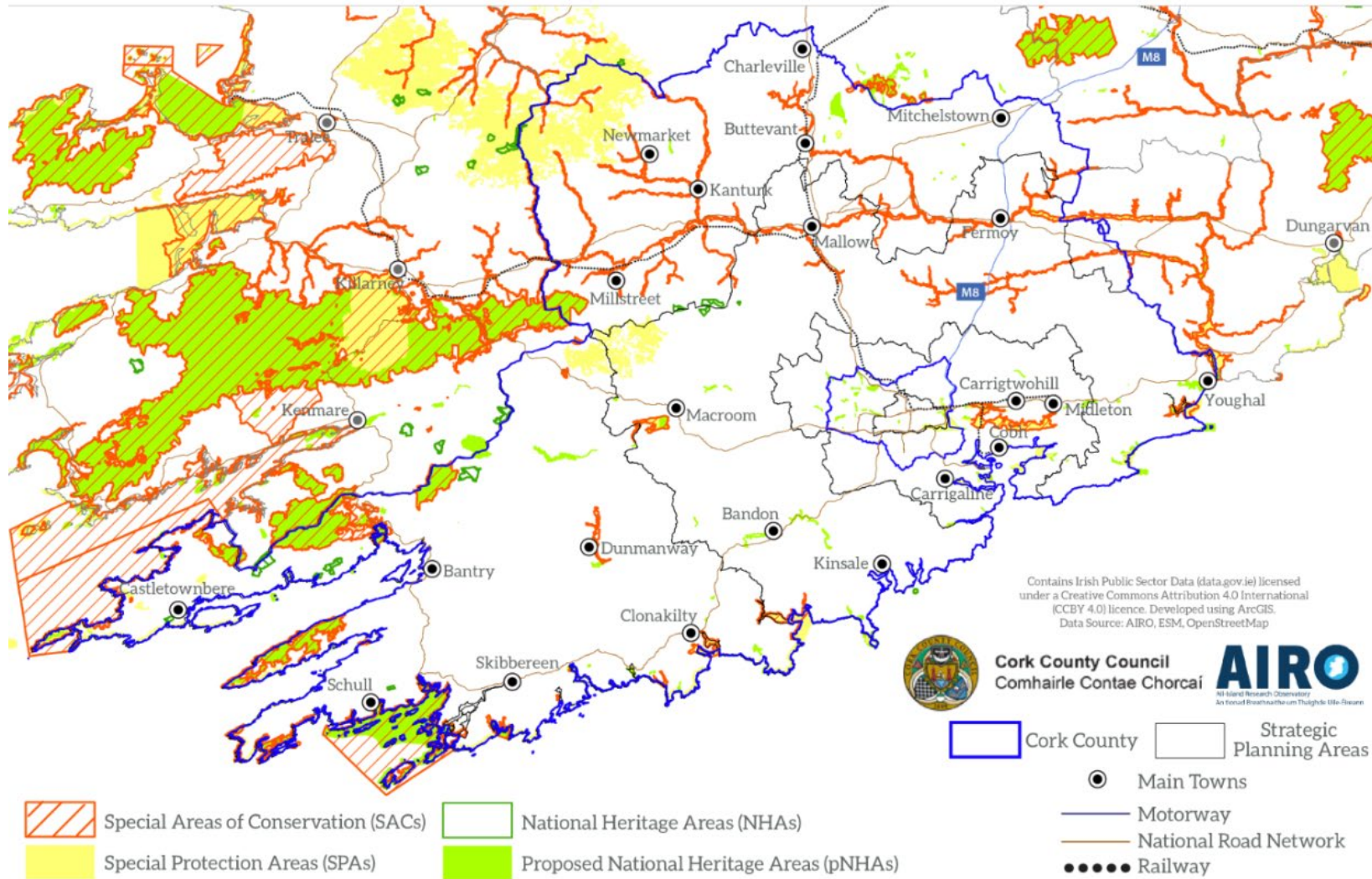


Figure 3.3.1 Designated sites in County Cork and surrounding areas Data source – ESM and NPWS

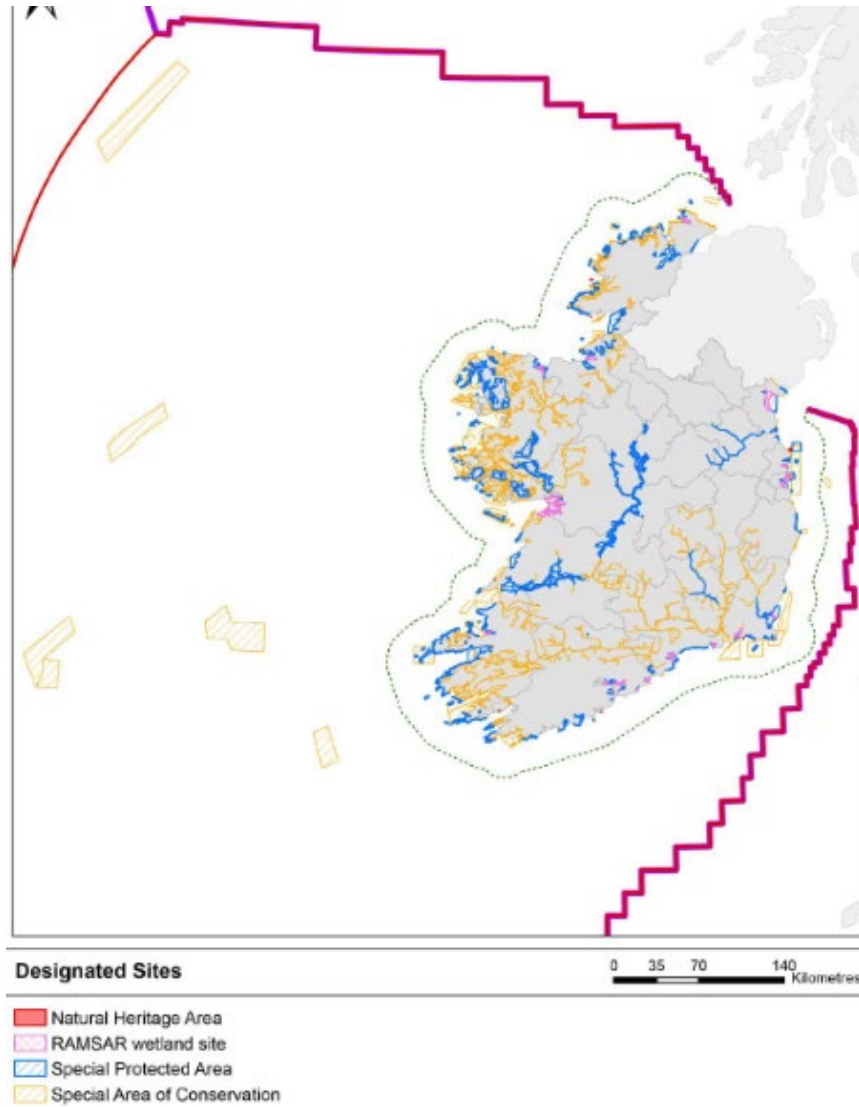


Figure 3.3.2 Designated Sites On and Off-Shore Ireland. Source: Draft National Marine Planning Framework



### National Natural Heritage Areas

3.3.22 Sites that are of national importance for wildlife (and geological features in some instances) in Ireland are the designated NHAs. 8 sites have been designated NHAs in County Cork and 115 sites are proposed to be designated (pNHAs). The sites are listed Appendix C and mapped on Figure 3.3.1 above.

### Other Protected Biodiversity

3.3.23 Other protected biodiversity and key aspects of biodiversity that form part of the baseline include the following:

**Water Framework Directive Register of Protected Areas** - The Water Framework Directive (WFD) requires that Registers of Protected Areas (RPAs) are compiled for a number of water bodies or part of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife. The WFD requires that these RPAs include areas from which waters are taken for public or private water supply schemes, designated shellfish production areas, bathing waters, nutrient sensitive areas, Salmonid areas, SACs and SPAs.

**Protected Species** - Of relevance in Ireland are protected plant species listed under the Flora Protection Order, protected plant and animal species listed in the Habitats Directive, protected birds listed in the Birds Directive and plant and animal species protected under the Wildlife Act. There are approximately 167 protected species occurring within County Cork including approximately 39 protected animal species, 96 protected bird species and 32 protected plant species. Some bird species are listed in Red Data Books as species considered rare or threatened. Many species have a local significance and it is recognised that not all species may be captured on the list. Some species may be observed more readily in County Cork (e.g. Leisler's Bat (*Nyctalus leisler*) than in other parts of the country, or for that matter in Europe. There are other species for which County Cork is especially important in maintaining the population at regional or national level. More details of protected species are included in Appendix D of this Environmental Report.



**Habitats of Special Conservation Importance** – Several different habitat types are deemed to be of Special Conservation Importance in County Cork, and these are listed in the Table 3.3.1 below. These are habitats that are considered rare, at risk or have undergone/are undergoing a high rate of decline in extent and/or quality at a national/regional or local level and therefore it is important to protect examples in County Cork. Also included are habitats which are important for assemblages of key species/species of conservation concern and habitats subject to a significant increase in human activities which are likely to cause damage (and therefore cause a decline in habitat extent/quality in future) and habitats for which there are significant gaps in knowledge within the county. The objective is to protect these types of habitats where they occur.

<b>Table 3.3.1: Habitats of Special Conservation Importance in County Cork</b>	
<p><b>Freshwater habitats</b>  Dystrophic Lakes   Acid oligotrophic lakes  Eroding upland rivers  Depositing lowland rivers  Reed and large sedge swamps  Marsh</p>	<p><b>Heath</b>  Dry siliceous heath  Dry calcareous heath</p> <p><b>Peatland</b>  Lowland Blanket Bog  Poor Fen and Flush  Transition Mire</p>
<p><b>Semi-natural woodlands</b>  Oak-birch-holly woodland  Oak-ash-hazel woodland  Oak-birch-holly woodland  Yew woodland  Wet pedunculate oak-ash woodland</p>	<p><b>Coastal Habitats</b>  Rocky sea cliffs, sea stacks and islets, sedimentary sea cliffs  Lagoons and saline lakes  Sand dunes – Embryonic dunes, Marram dunes and Fixed dunes  Salt Marsh – lower salt marsh, upper Salt Marsh  Shingle and gravel banks</p>
<p><b>Grassland habitat</b>  Dry meadows and grassy verges  Dry calcareous grassland  Species-rich wet grassland  Molinia grassland</p>	<p><b>Marine Habitats</b>  Rocky shores Littoral sediments  Sea Caves  Sea inlets and bays  Shingle &amp; gravel shores  Estuaries</p>

**Ecological connectivity and networks**– The EU Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife. These areas are particularly important for the successful migration, dispersal and genetic exchange of species. The Habitats Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network are maintained and managed in land use planning and development policies. Woodland areas and linear



features throughout the County such as treelines, hedgerows, rivers and streams act as corridors and stepping stones for wildlife. Areas that contribute to ecological networks throughout the County are mapped as part of the Environmental Sensitivity Mapping tool. In addition, Cork County Council has undertaken field research and mapped habitats in all the main towns in the County. The EPA are also developing Habitat Mapping for Ireland (including County Cork) using satellite imagery which is due to be finalised in 2021.

**Invasive Species** - The National Biodiversity Action Plan 2017-2021 (NBAP) identifies habitat degradation, climate change and spread of invasive alien species as significant factors negatively impacting on biodiversity in Ireland today. The Cork County Biodiversity Action Plan was adopted in December 2008 and sets out County level policy and action for invasive species particularly in controlling invasive species in relation to watercourse management and increasing knowledge and raising awareness of invasive species as a significant threat to biodiversity in the County.

A survey of invasive species was carried out in 2016 by the Cork Nature Network (under the Cork Invasive Alien Plant Species Project) to record invasive species in Cork. In addition, an invasive plant species survey was undertaken along the River Bride in 2019 which found the presence of Giant Hogweed and Himalayan Balsam amongst other invasive species. Other projects and flood relief schemes in County Cork have undertaken invasive species management for individual projects/sites across the County.

**Land Cover-** Corine Land Cover (CLC) is a map of the European environmental landscape based on interpretation of satellite images. The mapping is done every 6 years with the most up to date mapping available from 2018. As mentioned above, the EPA is developing Irish national land cover and habitats Mapping in 2021. Landcover information is of interest to Cork County Council in order to assess the condition or changes in the natural landscape over time. See Figure 3.3.3 below showing the existing landcover in the Southern Region including County Cork. The urban fabric is shown as red areas on the map whilst over half of the County is made up of pastureland (the beige-coloured areas on the map).





small islands where there is no threat of potentially damaging activities due to the inaccessibility of the sites. There are 3 Refuges for Fauna in County Cork – Bull Rock, Cow Rock and the Old Head of Kinsale.

**Biogenetic Reserves** -The Council of Europe launched the concept of a European Network of Biogenetic Reserves in 1973; the programme was started in 1976. The objective of this designation is conservation of representative examples of natural European heritage, scientific research and exchange of information. The Gearagh near Macroom is a biogenic reserve - formed at the end of the last ice-age and the best example in Ireland of an alluvial woodland ecosystem. It is rich in submerged aquatic plants and riverine grasslands.

**Wildfowl Sanctuaries** - These sanctuaries are areas that have been excluded from the ‘Open Season Order’ so that game birds can rest and feed undisturbed. Shooting of game birds is not allowed in these sanctuaries. There are 5 Wildfowl Sanctuaries in Cork – Ballynamona Shannagarry, Douglas Estuary, Kilcolman Bog, Lee Reservoir and River Blackwater.

**Ramsar (internationally important) wetland sites** -The Convention on Wetlands is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are 5 Ramsar sites within County Cork -The Gearagh, Cork Harbour (Rostellan Lough, Aghada Shore and Poul nabibe Inlet), Ballymacoda (Clonpriest and Pillmore), Ballycotton, Ballynamona, and Shanagarry, and the Blackwater River and Estuary.

**Blue Dot Programme** - The EPA have identified a network of High-Status Objective sites and water bodies. These are monitoring locations which are currently at high or close to high status and which have been identified as high-status objective sites under the Water Framework Directive. Figure 3.3.4 below indicates the network of Blue Dot Catchments in the County.



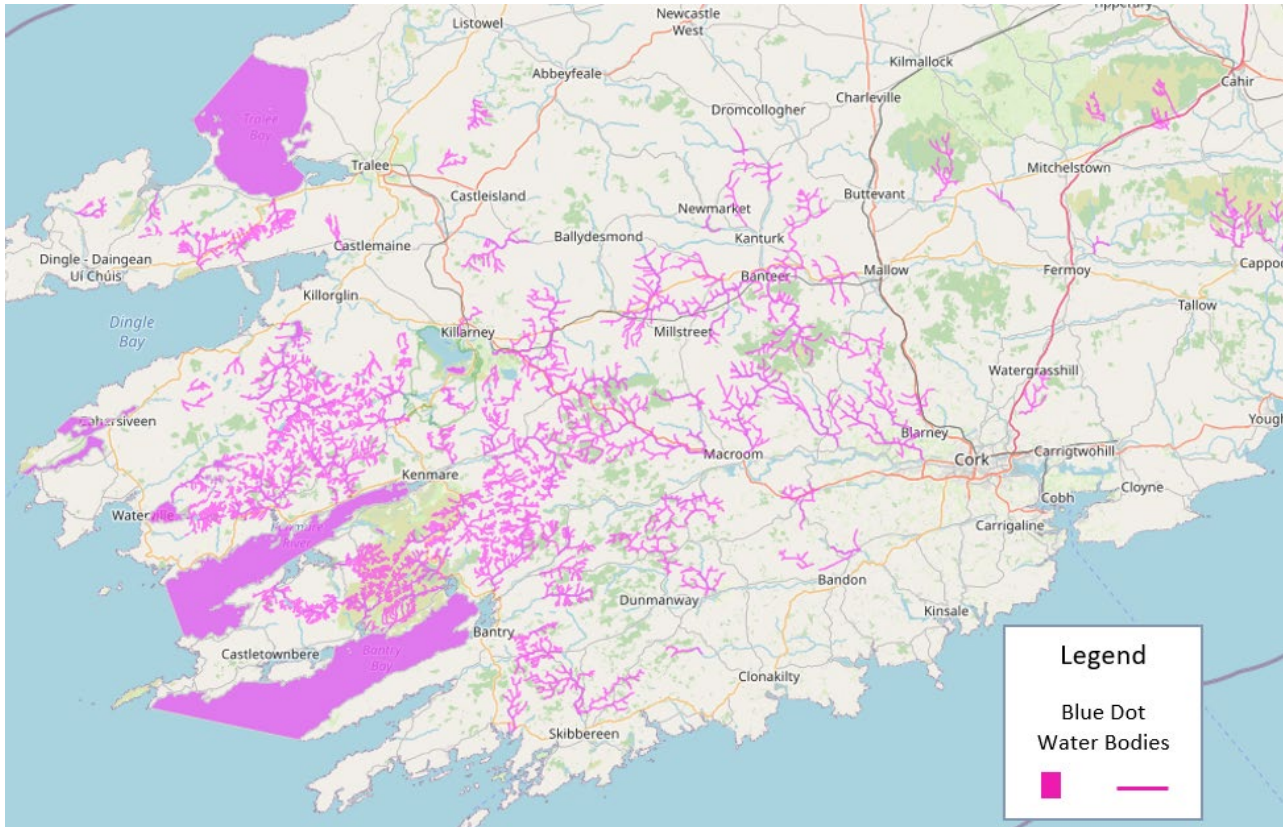


Figure 3.3.4 Blue Dot Catchments. Source [catchments.ie](http://catchments.ie)

**Shellfish Areas** – These waters are protected under the Shellfish Waters Directive, which aims to protect or improve such waters in order to support shellfish life and growth. The directive is designed to protect the aquatic habitat of bivalve and gastropod molluscs, which include oysters, mussels, cockles, scallops and clams. The Directive requires Member States to designate waters that need protection in order to support shellfish life and growth. The Directive sets physical, chemical and microbiological requirements that designated shellfish waters must either comply with or endeavour to improve.

There are 16 Shellfish Protection Waters in the County. These include Glengarriff Harbour, Roaringwater Bay, Bantry Bay Inner, Toormore Bay, Ballymacoda Bay, Adrigole Harbour, Castletownbere, Kinsale Harbour, Sherkin Island, Oyster Haven, Great Island North, Dunmanus Inner, League Point, Ardgroom, Bantry Bay South and, Rostellan North, South & West.



**Salmonid Waters-** There are 4 designated Salmonid Waters in County Cork as prescribed under the European Communities (Quality of Salmonid Waters) Regulations, 1988. These include the main channels of the River Argideen, Blackwater, Bride and Lee.

**Watercourses, wetlands and peat lands** – sites of biodiversity interest both inside and outside of designated sites. It is noted that the drying out of peatlands can result in them becoming net sources of CO2. Wetlands, such as bogs, fens and marshes can retain huge volumes of water and therefore they slow down the flow of water and regulate flooding during heavy rainfall events. Cork County has an extensive number of wetlands as shown in Figure 3.3.5 below.

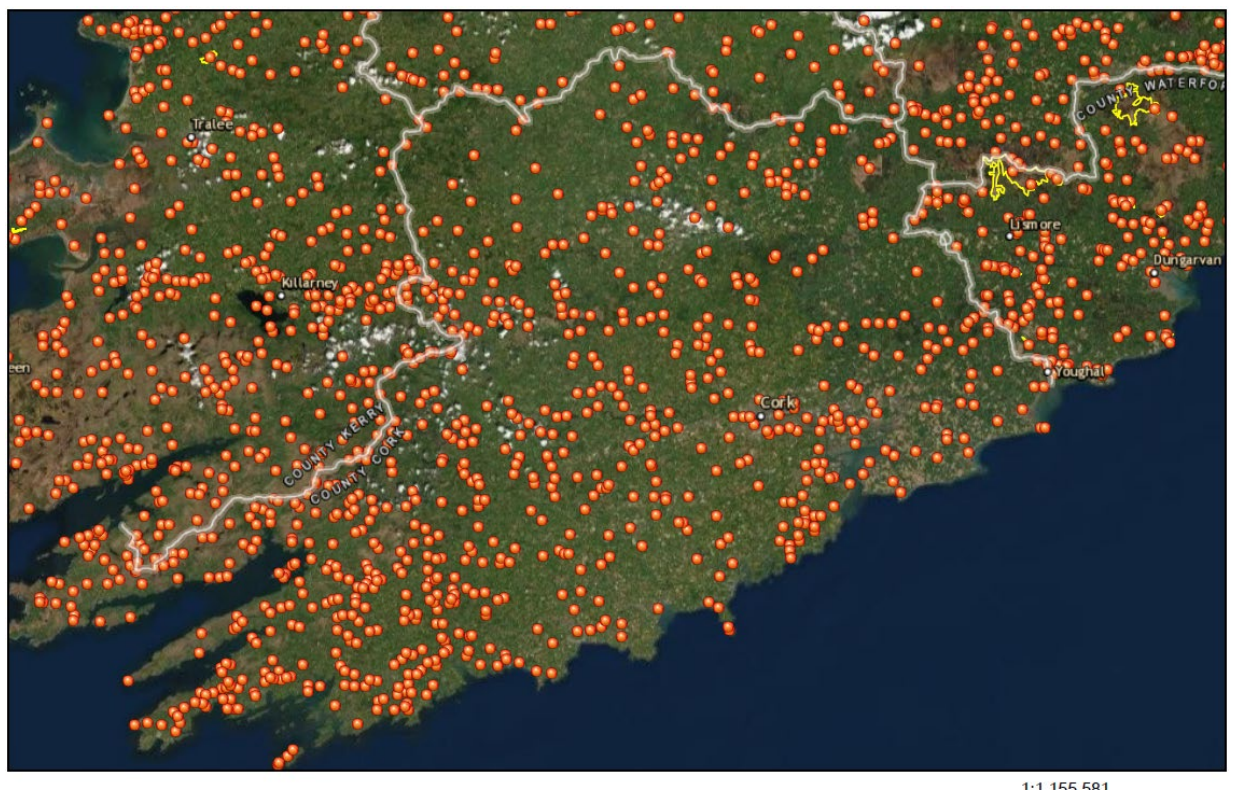


Figure 3.3.5 Wetlands in County Cork. Source: Wetland Surveys Ireland



**OSPAR Designated Marine Protected Areas-** Under the OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas (MPAs) to protect biodiversity. According to the National Parks and Wildlife Service “No legislation is currently used in Ireland to legally underpin protected areas established to fulfil commitments under international conventions. Therefore, since the creation of OSPAR MPAs would not afford any legal protection to the relevant areas on their own, Ireland (like other OSPAR contracting Parties) established a number of its SACs as MPAs for marine habitats”. There are 19 OSPAR sites in Ireland. In County Cork, this includes Roaringwater Bay and Islands SAC. The Belgica Mound Province SAC is also located off-shore on the eastern edge of the Porcupine Seabight, approximately 100 km south-west of the Co. Kerry coastline.

**Acquatic Habitats and Biodiversity-** In addition to land based biodiversity, Cork possesses a variety of aquatic ecosystems that significantly contribute to the county’s biodiversity richness. These systems include;

- freshwater habitats such as rivers, streams, drainage ditches, lakes and ponds.
- coastal habitats including rocky sea cliffs and coastal heaths, coastal lagoons and sand dune systems.
- intertidal habitats which extend from the top of the shoreline to the low water level, and mark the transition from land to sea. Although this zone is often no more than a few metres in vertical height, the richness in life can surpass many other habitats. County Cork has long stretches of rocky shorelines where specially adapted plant and animal communities thrive.
- the open sea is defined by a wide variety of complex subtidal communities. The upper portion of the ‘sub-littoral’ zone frequently holds dense stands of kelp, these ‘kelp forests’ providing important habitats for fish, birds and mammals. Deeper areas are dominated by animals rather than by algae, with this habitat being particularly interesting in sheltered coastal area. The seas around Cork contain a rich diversity of mammal species.



**Freshwater Pearl Mussel Catchments** – The Fresh Water Pearl Mussel is protected under the Wildlife Acts, 1976 and 2000 and is listed on Annex II Habitats Directive, which means that it is a species for which EU member states must designate Special Areas of Conservation. It is included on the red data list for Ireland as being critically endangered. Under the Water Framework Directive, River Basin Management Plans (RBMPs) have been prepared for each River Basin District in Ireland. The RBMPs include a programme of measures for the protection and improvement of water quality. In tandem with these plans, there are Freshwater Pearl Mussel Sub-Basin Management Plans which identify critical local pressures and impacts on the freshwater pearl mussel, and stipulate additional measures which are required for restoration to favourable conservation status.

There are 9 designated freshwater pearl mussel populations in the South Western River Basin District. All 9 are at unfavourable conservation status and have failed most of the requirements as specified in the European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations (SI 296 of 2009) due to water quality conditions. Catchments of particular concern in County Cork include the Allow, the Bandon/Caha, the Munster Blackwater and the Owenagappul. See Figure 3.3.6 below showing the Freshwater Pearl Mussel Catchments in County Cork.



## Cork County Council SEA Baseline - Freshwater Pearl Mussel Catchment

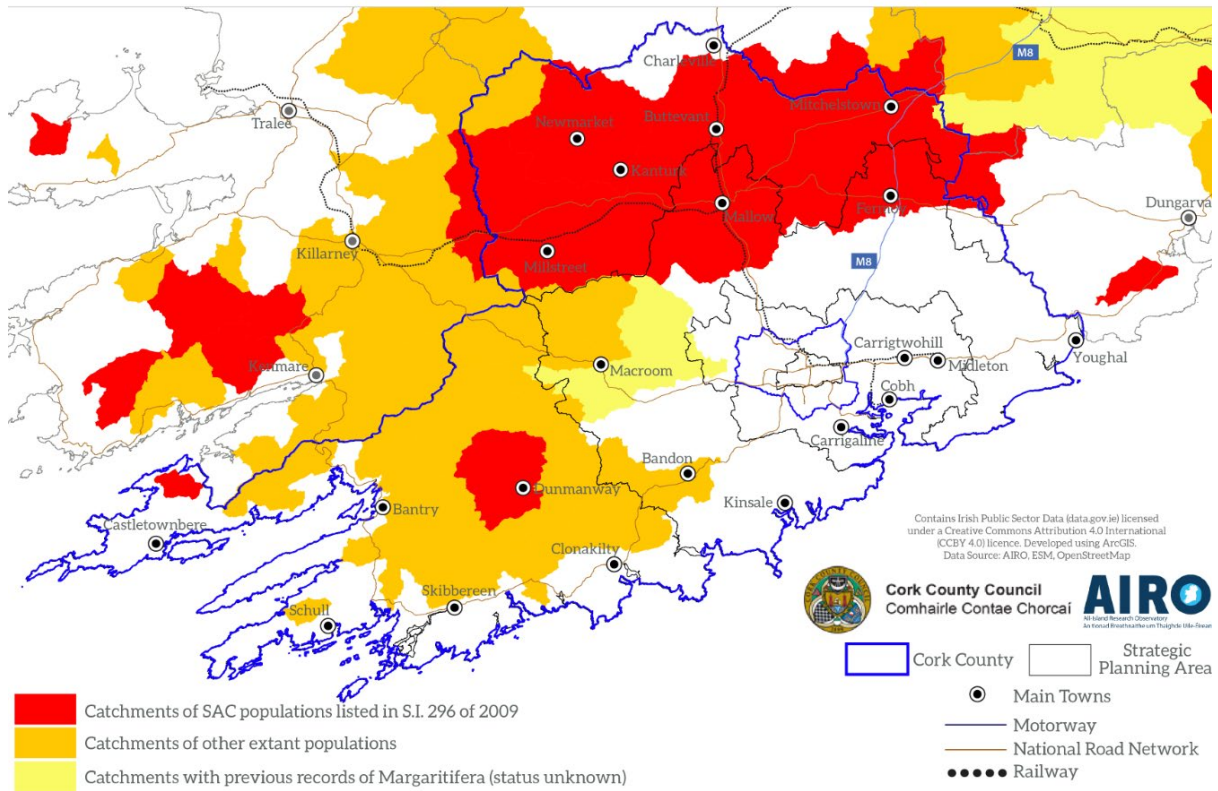


Figure 3.3.6 – Freshwater Pearl Mussel Catchments in Cork County Data source – ESM and NPWS

### Environmental Sensitivity Mapping

3.3.24 Figure 3.3.7 illustrates an environmental sensitivity map that has been formulated by overlaying sensitive ecological designations and areas of known habitats and species with known data sets used to measure the impact of climate change e.g. flood extent scenarios, vegetation carbon and water retention capacity. The resultant map illustrates those areas that are most sensitive to climate change.

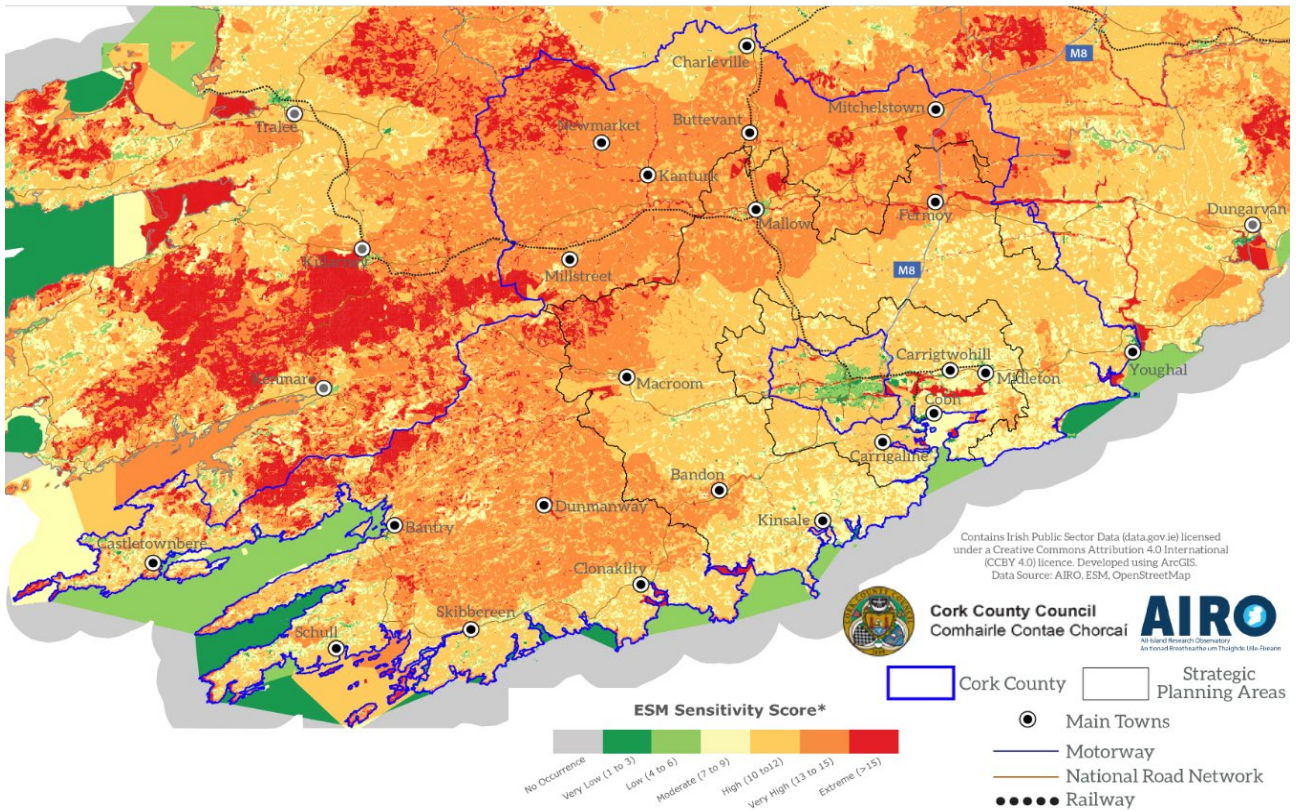


Figure 3.3.7 –Environmental Sensitivity Map-Climate Change & Biodiversity Scenario. Data source – ESM

**Existing Challenges**

3.3.25 Globally, the 2020 living planet report by the World Wide Fund For Nature states that biodiversity is now being destroyed at an unprecedented rate in human history and that climate change is further accelerating changes to our natural world.

3.3.26 The management of biodiversity In Ireland is failing significantly and warrants immediate and extensive action. The 2019 report to the European Commission on the health of Natura 2000 sites in Ireland showed that 46 % of habitats are demonstrating ongoing declining trends. The EPA’s report ‘The State of the Environment’ in 2020 has called for “transformational change” and advised that we need to act quickly to protect what we have. Only 9 % of the protected habitats that many species need to survive are assessed as being in a favourable condition. The EPA report stresses that species like the

Corncrake, the Curlew and the Freshwater Pearl Mussel are heading for extinction in Ireland if the current level of habitat degradation continues.

3.3.27 The River Blackwater is designated for its significant habitats of international and national importance.

Water quality needs to be improved to ensure the wellbeing of the habitats and species is protected. In addition, it has emerged that previous research into the Freshwater Pearl Mussel population for the river significantly underestimated the quantum and that the length of suitable habitat in the main Blackwater channel may also be significantly under-estimated. As such, the pearl mussel population and the areas it inhabits in the river is not fully known. This is a significant data gap that needs to be resolved.

3.3.28 There is a fragmented approach to land cover and habitat data collection not only at County level, but

also nationally. The CORINE mapping is limited in detail and does not offer the level of accuracy required to be used as an effective land management tool and respond effectively to local level challenges. It is an EU-wide land cover programme designed for the standardised compilation of geo-spatial environmental information across Member states. It is therefore not designed for use at local authority level (or even national level) in Ireland e.g. the land-cover classification means that the Corine maps do not take into account unique details of the Irish landscape, one-off rural housing is not classified etc. As a result, inadequate spatial and temporal resolution, and the limitations of the thematic classes offered by the inventory mean that there is no clear database for the County on the rate and type of land cover change or habitat loss occurring in County Cork.

3.3.29 In County Cork there is insufficient baseline data on habitats and species such that there are no clear

indicators of the health status of designated and/or non-designated sites. As such, there is a lack of real-time habitat data and on-going monitoring. The ability to identify trends and intervene quickly is therefore a key problem in managing biodiversity in the County. There is a reliance on EPA data which shows national trends however site specific biodiversity data and local knowledge is not gathered effectively at present. Identifying what is happening to the biodiversity on individual sites within the County is therefore either not known at all or only partially known. In addition, there is uncertainty about what information should be gathered to give us a baseline on 'biodiversity' for the County.

3.3.30 As discussed above, baseline data on biodiversity is not readily available and there is a fragmented approach to managing biodiversity which lacks a strategic planned network for the County. There is a reliance on biodiversity information being submitted at planning application stage to provide a snapshot of what is happening on an individual site, rather than pro-actively gathering biodiversity baseline data for the County with a view to strategically informing a connected biodiversity network across the County and beyond. As such, biodiversity protection is largely reactive. Local habitat mapping has been undertaken for some settlements which is a positive step in providing baseline data for non-designated sites.. Biodiversity outside of settlements, i.e. biodiversity in the greenbelt or open countryside was not surveyed so the majority of the habitats in the County are not mapped or known. Limited resources and the scale of the County are all significant challenges when seeking to prioritise biodiversity in the County.

3.3.31 The spread of invasive species in County Cork is a significant threat to biodiversity and treatment is costly and can often take years to fully eradicate. At present, sites are surveyed at individual project level for invasive species such as during flood relief schemes or when planning permission is being sought. However, there is no co-ordinated strategic approach at County level to survey, record, map or treat invasive species in the County at present. Public awareness of invasive species and community action to remove invasive species is currently not measured or recorded.

3.3.32 The 2020 report by the Government's independent advisory group on Marine Protected Areas recognised that under the current legislation many threatened and important marine habitats, species and ecosystems are not covered by the EU Birds and Habitats Directives and are not afforded the protection necessary to meet Ireland's international commitments and legal obligations. This remains a significant gap in legislation and subsequent policy and protection for biodiversity at sea/in the marine environment.

3.3.33 In terms of tree protection, there is no national planning policy document on tree protection specifically. Tree protection is included at national, regional and local level via landscape, amenity, biodiversity, air quality and climate change (carbon sequestration) objectives. The Department of Housing, Local Government have Tree Preservation guidelines however they date from 1994. There is a significant



lack of data on individual trees in County Cork and there is no data set of the number, location, quality etc of trees in the County. The National Biodiversity Data Centre has surveyed and mapped 46 trees in County Cork as part of a national project to create a database of trees of biological, cultural, ecological or historical interest because of their age, size or condition. Policy on tree protection in the Development Plan is generally limited to TPOs and groups/lines of trees. Identifying and protecting individual trees is not addressed. There is limited and fragmented data available on the existing TPOs in the County and they are not mapped. TPOs are considered resource heavy in terms of legal costs, time and staff resources such that they have not been used as a viable option for tree protection in the last decade (the most recent TPO appears to be in 1996). There is no Tree Policy document for Council-owned trees at present. In addition, there is no in-house arborist, parks department or arboricultural expertise available.

3.3.34 Woodland areas are very important ecological stepping stones for species in the County. As well as the Annex I woodlands there are other types of woodland in the County that are of conservation interest including various Oak-Ash-Hazel, (mixed) Broadleaved woodland and mixed Broadleaved/Conifer woodland. A great number of these occur in areas with no designated protection and their conservation as ecological corridors is significant. The local biodiversity mapping undertaken within settlements has identified important woodlands located within settlement boundaries. However, a complete dataset of these woodlands is not available.

3.3.35 The County Cork Biodiversity Action Plan is out of date- it was written in 2008 for the period 2009-2014.

#### **Likely Evolution in the Absence of the Development Plan**

3.3.36 In the absence of a Development Plan, development would be ad-hoc, dispersed and assessed on a case-by-case basis and species and habitats would face potential pressures as a result of direct or indirect impacts or pollution from poorly-sited developments. The Development Plan promotes the sustainable development of the County and the protection of biodiversity and green infrastructure. While major sites and species would still be protected under other legislation in the absence of a development plan, the plan allows for a more strategic and co-ordinated approach to development and helps protect



local ecological networks and species which are an integral part of the sustainable building blocks for the county.

### 3.4 Geology and Soils

3.4.1 Soil is defined as the top layer of the earth's crust and is a biologically active mixture of weathered minerals, organic matter, organisms and water which provides the foundation of life in terrestrial ecosystems. The extended timescales over which soils are formed means that they should be regarded as a non-renewable natural resource. Soils are a fragile resource and are particularly vulnerable to contamination, compaction and erosion by wind or water. Issues such as climate change threaten to increase this fragility and may possibly reduce soils' ability to accommodate change without significant or lasting damage.

3.4.2 Soil performs an important environmental function by supporting natural ecosystems and human life and by providing raw materials, food production and land for facilitating development. Soil also stores, filters, transforms and acts as a buffer to substances that are introduced to the environment. This is particularly important in the production and protection of water supplies and for regulating greenhouse gases. Soil is also a fundamental component of our landscape and cultural heritage.

3.4.3 To date, there is no legislation which is specific to the protection of soil resources. Although a proposal for a Soil Framework Directive at EU level was withdrawn in 2014, the importance of sustainable soil management was recognised in the EU's Seventh Environment Action Programme, where sustainable land management is to be achieved by 2020.

#### Soil Types

3.4.4 The most dominant soil types in County Cork are Brown Podzolics and Grey Brown Podzolics which are medium to heavy texture with a great depth of profile. These soils derive from the calcareous glacial drift deposits and are located in the southern and eastern parts of the county, in particular. Brown Podzolics display good physical characteristics and are usually devoted to cropping and pasture



production. Grey Brown Podzolics are good all-purpose soils. Figure 3.4.1 displays the soil cover characteristics within the county.

### Cork County Council SEA Baseline - Soils (National Soil Survey)

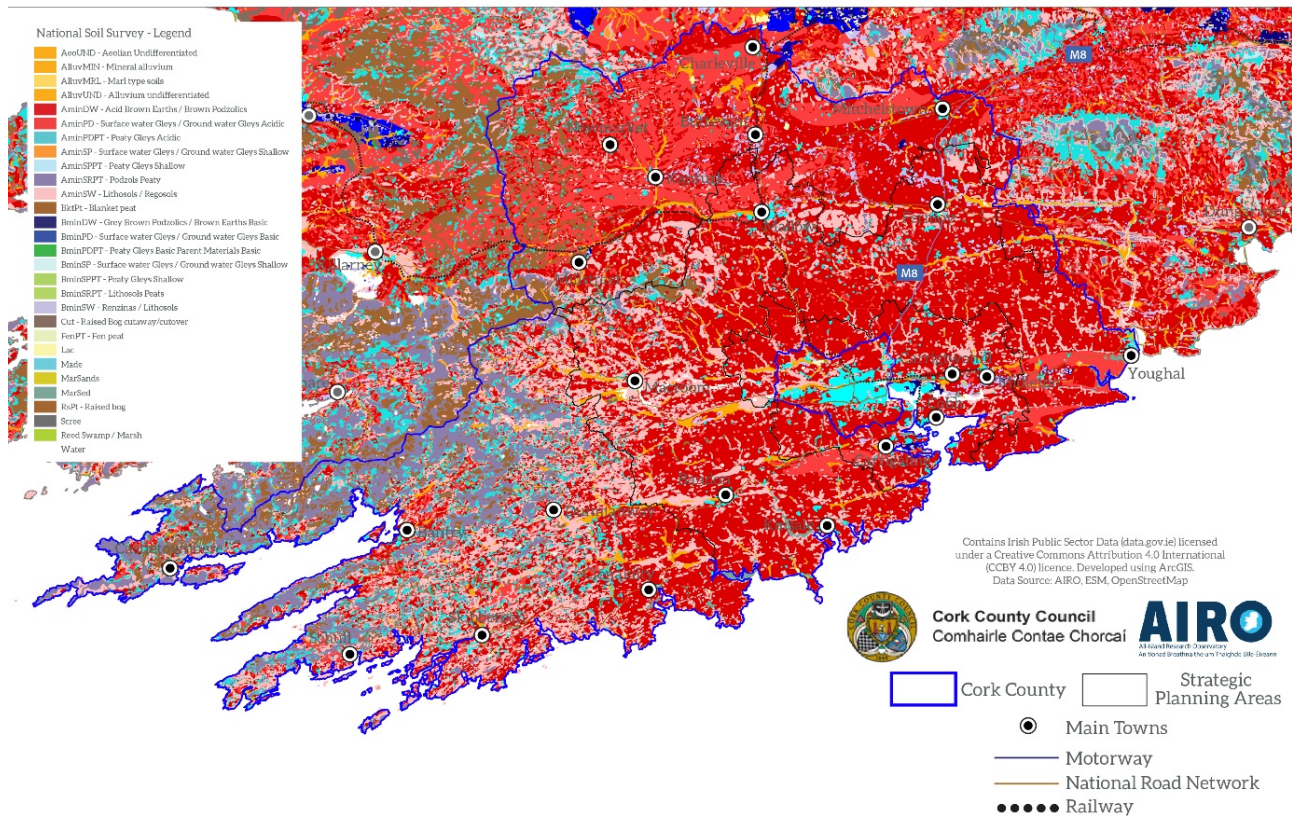


Figure 3.4.1: Soil Cover in County Cork. Source National Soil Survey and ESM

3.4.5 To the north-west of the County there is heavy textured gley soil resulting from shales, grits and flagstones of glacial drift. Gleys are poorly drained due to a combination of heavy texture, gently undulating topography and/or high ground water level. The land-use range of these soils is more limited and they are best suited to grassland production. Most gleys have poor physical conditions and restricted growth seasons.

3.4.6 Along the shores of the Rivers Lee and Blackwater there is a prevalence of acid brown soils which are derived from alluvial deposits (i.e. coarse textured gravels and sands). These soils are free draining subject to flooding and are best suited to grass production but also support good crops of cereal.



3.4.7 High level Blanket Peat soils and low level peat soils are also found in western and north-western parts of the County. High Level Blanket Peat soils occur above 150 meters and also at the higher mountain areas in the western parts of the County. Low level peat soils occur in flat or undulating topography below the 150m contour. Poor drainage and adverse physical conditions limit their agricultural use. Peaty Podsoles are also found in the western and south-western parts of the County.

3.4.8 Figure 3.4.2 presents an overview of the land cover types present in the County. It gives an interesting perspective on the various areas of natural and anthropogenic land uses and may be used to inform future decisions on areas suitable for development.

### Cork County Council SEA Baseline - CORINE Land Cover Type, 2018

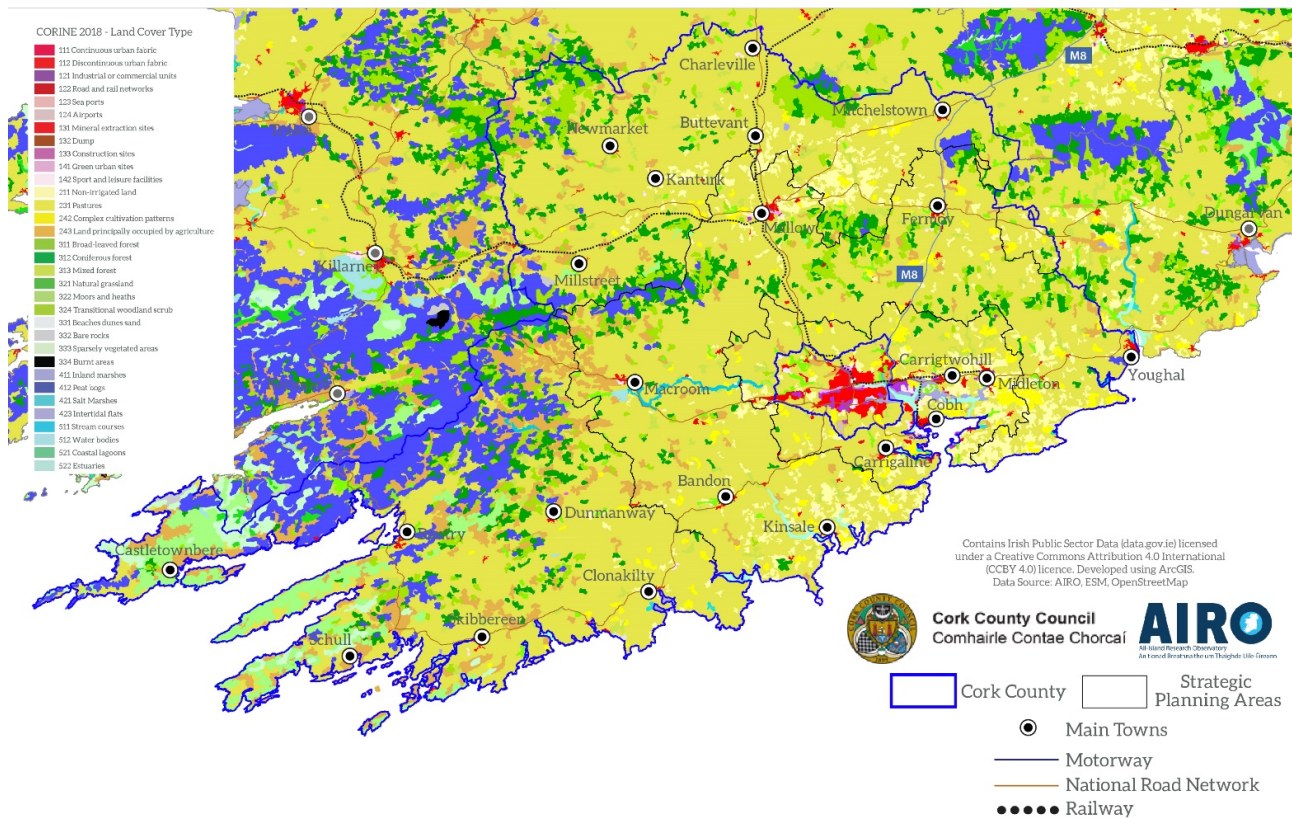


Figure 3.4.2: Corine Land Cover Map of County Cork. Source EPA and ESM

### **Bedrock**

3.4.9 Bedrock is the relatively hard, solid rock beneath surface materials such as soil and gravel. The Bedrock 500k from GSi is important to engineers for taking measurements to build safe, stable structures.

### **Soil Condition**

3.4.10 The general consensus is that soil quality in Ireland is good. The long growing season and temperate climate with plenty rainfall is good for the soil. In addition the lack of heavy industry means that our soils have not suffered significant amounts of contamination and the large percentage of permanent pasture lands also protected our soil from serious degradation. (EPA 2012). However, there is now a greater awareness of the need to protect soils and manage their use in a sustainable manner and of the wider benefits that can accrue.

### **Geology**

3.4.11 The underlying bedrock of County Cork consists primarily of sandstone with a granite-sandstone mix prevailing to the west and Lower Avonian shale glacial to the south. Examination of the geology of West Cork also reveals areas of high and low level blanket peat and sandstone glacial. Along the Lee and Blackwater Valleys the sandstone is found with limestone glacial till.

### **Quarrying Activities**

3.4.12 There are a significant number of quarries operating within the County, primarily engaged in sand, gravel and stone quarrying. There are distinct clusters at locations near Carrigtwohill, Midleton, Ovens, along the Bandon River from Dunmanway to Innishannon and to the east of Kanturk at Cecilstown. Figure 3.4.3 below identifies the locations of quarries within the County as per Section 261 of the Planning and Development Act 2000 (Cork County Council Quarries ([corkcoco.ie](http://corkcoco.ie))).

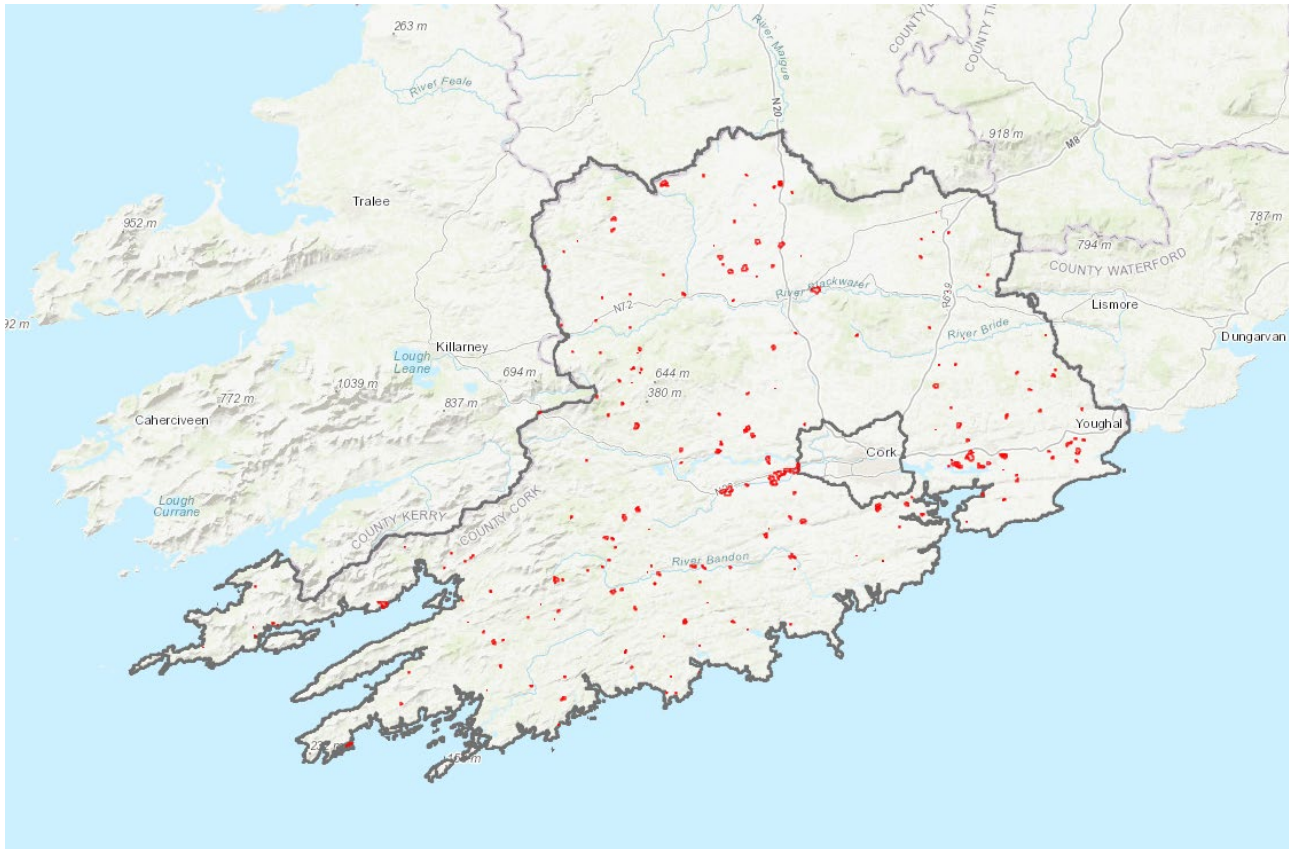


Figure 3.4.3 Quarrying Activities in County Cork. Source: corkcoco.ie

### Areas of Geological Interest

- 3.1.5 There are 102 sites of geological interest in County Cork which are afforded protection under the County Development Plan. Some of these sites are also designated as Natural Heritage Areas under national legislation.
- 3.4.13 The Geological Survey Ireland (GSI) coordinate the Irish Geological Heritage Programme, and an objective has been set to identify and select sites of geological interest within each county across the country. The audit of Geological Sites in County Cork has not been completed. This is a gap in data and the completion of this work will be a valuable resource.

### Landcover

- 3.4.14 The interactions between human activity, such as farming, forestry and the built environment, are interlinked with processes that shape the environment, landscape and biodiversity of the county. Land cover describes what is visible on the land surface. Land use describes the use(s) the land has been



put to from a human perspective. Landcover is explored in the Biodiversity, Flora & Fauna section, however the importance to soils and geology is noted.

### Existing Challenges

- 3.4.15 The best soils in the county are in the areas of highest development pressure and this land will be lost to agricultural production once development takes place.
- 3.4.16 Change in soil characteristics can result from both natural processes and human activity. Increasing demands for food and fuel from a growing population along with pressures for more land for new housing and infrastructure and most significantly climate change can all pose a threat to the quantity and quality of soil available.
- 3.4.17 While many sources of soil pollution have been dealt with through environmental regulation, challenges remain in certain areas of the County where the use of poorly maintained septic tanks are likely to have an impact on local soil pollution. The addition of new septic tanks may also have an impact on local soil pollution. However, this is not currently monitored and there is a lack of data in this area.
- 3.4.18 Soil can also be polluted and contaminated by agriculture. Food Wise 2025, published by the Department of Agriculture, Food and the Marine, sets out a ten-year plan for the agri-food sector. The objectives of Food Wise 2025 place a demand on soils to support the intensification of agriculture to meet the growth projections of the sector. Simultaneously, greening objectives of the European Common Agricultural Policy (CAP) insist that increases in production must be achieved in a sustainable manner. Navigating a way forward will be a challenge and managing the impact of agriculture on soils' essential functions, like absorbing rainwater, is vital.
- 3.4.19 Soil can also be polluted by existing and new industrial activities, however environmental regulation for the most part aims to mitigate against adverse impacts. With regard to landcover, sustainable land use practices are essential and this is discussed further under Biodiversity, Flora & Fauna.
- 3.4.20 Climate change is also a critical factor and has the potential to increase soil erosion rates through hotter, drier conditions that make soils more susceptible to wind erosion, coupled with intense rainfall incidents

that can wash soil away. Soil erosion can also have off-site effects which result from the movement of sediment and agricultural pollutants into watercourses. This can result in increased silting of watercourses, disruption to ecosystems and contamination of drinking water supplies.

3.4.21 Generally blanket peat within the County is not significantly impacted upon, especially where it is protected under European designations. Outside designated sites, there may be some localised losses of peat.

3.4.22 Coastal erosion is a growing issue in the County and although a natural phenomenon, poorly planned human activities can aggravate the occurrence and consequences of its impact. Failure to address or control coastal erosion can lead to adverse impacts on biodiversity, the weakening of natural defences, an increased risk of coastal flooding and possible weakening of economic opportunities, particularly in relation to tourism.

3.4.23 There is potential for contaminated lands and landfill sites in the County. Contaminated materials, without mitigation, have the potential to adversely impact upon human health, water quality and habitats and species.

3.4.24 As is the case with other urban and semi-urban areas across the country, there is potential for contamination at sites within County Cork, especially where land uses occurred in the past in the absence of environmental protection legislation.

#### **Likely Evolution in the Absence of the Development Plan**

3.4.25 In the absence of the Development Plan, development would occur in a haphazard manner without due consideration to the soil characteristics of the County. National Planning Policy recommends the re-use of brownfield land as part of its suite of achieving a more sustainable development pattern. In the absence of a County-wide settlement strategy of encouraging brownfield development and directing growth to dedicated settlements, further growth could lead to a proliferation of haphazard development in areas of important soils, thus leading to their loss or damage.



## 3.5 Water

- 3.5.1 Water is a fundamental building block of life and therefore the quality of the water resources in the County is of vital significance to human health and well-being, biodiversity and the economy.
- 3.5.2 Cork County Council has responsibility for the protection of all waters in the County. The Council also has an important role to play in the protection, maintenance and improvement of water quality through the planning and management of future development.
- 3.5.3 For the purpose of assessment, reporting and management, water resources in County Cork are divided into surface water (rivers, lakes, estuarine and coastal waters out to 1 nautical mile), groundwater (aquifers, bore wells etc.) and water services (wastewater, drinking water and stormwater).

### Legislative and Policy Context

#### The Water Framework Directive

- 3.5.4 Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving good status or restore high status. All public bodies are required to coordinate their policies and operations to maintain the good status of water bodies which are currently unpolluted, improve polluted water bodies to good status and or restore other waterbodies to high status.
- 3.5.5 S.I. No. 386/2015 European Union Environmental Objectives (Surface Waters) (Amendment) Regulations 2015 introduced further binding environmental quality standards in relation to all surface waters and required the classification of surface water bodies by the EPA for the purposes of the WFD amongst other requirements.
- 3.5.6 Two key objectives of the WFD are:
- (1) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and



(2) to achieve compliance with the requirements for designated protected areas.

3.5.7 A key part of the WFD is Article 14, which requires all member states to genuinely engage with the people who live, work and play in a catchment. It is the stated aim to achieve, through co-ordinated action, good status for all waters or restore high status. The WFD brings water related directives under one framework, including those dealing with bathing water, waters used for the abstraction of drinking waters, wastewater disposal and the protection of economically significant aquatic species (shellfish and freshwater fish).

3.5.8 Article 4 of the WFD sets out various exemptions for deterioration in status caused as a result of certain physical modifications to water bodies. This is provided that all practicable mitigation measures are taken; there are reasons of overriding public interest or the benefits to human health, safety or sustainable development outweigh the benefits in achieving the WFD objective, there are no better alternatives; and the reasons for the physical modification are explained in a River Basin Management Plan.

3.5.9 The WFD requires water quality management to be based on natural river catchments i.e. by reference to the natural, environmental unit rather than by reference to administrative or legal boundaries, which often fragment river catchments. As such, Ireland is obliged to produce a River Basin Management Plan (RBMP) every 6 years under the WFD, taking an integrated catchment-based approach. 'Integrated catchment management' is a framework to facilitate a new approach to working towards a better water environment. The first cycle of RBMP's were produced on a River Basin Districts basis but the second cycle plan has been completed on the basis that Ireland is defined as a single River Basin District. The current (2<sup>nd</sup> cycle) RBMP for Ireland covers the period 2018-2021.

3.5.10 Some of the specific initiatives introduced in the current RBMP include enhanced stakeholder and public engagement through the establishment of a Water Forum initially known as the Local Authorities Water and Communities Office (LAWCO) and since renamed Local Authorities Water Programme (LAWPRO). Websites were also setup such as [www.catchments.ie](http://www.catchments.ie) and [www.watersandcommunities.ie](http://www.watersandcommunities.ie). In addition,



'Priority Areas for Action' were also identified with 21 such areas in County Cork and listed in Table

3.5.1 below.

No.	Priority Action Area	No.	Priority Action Area
1	Upper Deel	12	Owenboy
2	Awbeg (Buttevant) West	13	Bandon Estuary
3	Allow	14	Carrigadrohid
4	Farahy	15	Caha
5	Ogeen	16	Lough Allua
6	Upper Funshion	17	Clonakilty
7	Owentaraglin	18	Kilkerran Lagoon
8	Keel Foherish	19	Rosscarbery
9	Martin	20	Glan Stream
10	Lough Fadda/Ownagappul	21	Adrigole
11	Midleton		

**Table 3.5.1 Priority Areas for Action in Cork County**

3.5.11 The current 2<sup>nd</sup> cycle RBMP has a programme of measures including planned investment in urban waste-water infrastructure, roll out of the National Inspection Plan 2018–21 for domestic waste-water treatment systems, implementation of EU regulation with regard to Invasive Alien Species (IAS), along with clear governance and co-ordination for tackling IAS, the establishment of a national register of water abstractions and the establishment of a “Blue Dot Catchments Programme” amongst others.

3.5.12 At the time of writing, there is a 3<sup>rd</sup> cycle RBMP 2022-2027 in draft form which is being prepared. A draft of the plan is due for publication and public consultation with a view to having a final adopted plan by December 2021. As part of the preparation of the 3rd Cycle draft RBMP, the south western Regional Operational Committee has held workshops to identify specific “Areas for Action” in the south western region to be included in the 3rd Cycle draft RBMP. The 3<sup>rd</sup> cycle is to focus on 3 sub-categories of ‘Areas for Action’ being 1) Areas for Protection 2) Areas for Restoration and 3) Areas for Catchment Projects. Cork County has 449 waterbodies identified of which 163 are located within an Area for Action.



### Other European Legislation

- 3.5.13 In addition to the Water Framework Directive, the EU Urban Waste Water Treatment Directive (and the consequent Urban Waste Water Treatment Regulations, 2001) are relevant to water management in the County as they set the framework for the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.
- 3.5.14 Groundwater quality is protected under the European Communities Environmental Objectives Groundwater Regulations 2010, (S.I. No. 9 of 2010), which gives effect to the requirements of the Groundwater Directive (2008/118/EC). These regulations established environmental objectives to be achieved in groundwater bodies, groundwater quality standards and threshold values for the classification of groundwater and the protection of groundwater against pollution and deterioration in groundwater quality.
- 3.5.15 The protection of water resources is also a significant consideration in other EU Directives including the Marine Strategy Framework Directive, the Nitrates Directive, the Urban Wastewater Treatment Directive, Bathing Waters Directive and Floods Directive.
- 3.5.16 The Nitrates Directive (91/676/EEC) has the objective of reducing water pollution caused or induced by nitrates from agricultural sources and required Ireland to put in place a Nitrates Action Programme to be reviewed at least every four years. Ireland's first Nitrates Action Programme was reviewed in 2017 and a revised Action Programme was given effect through S.I. No. 605 of 2017, European Union (Good Agricultural Practice for the Protection of Waters) Regulations, 2017. These regulations currently govern the implementation of the Nitrates Directive in Ireland.

### National, Regional and Local Planning Policy Context

- 3.5.17 The Government recently published a Policy Paper on Water Sector Transformation, entitled "Irish Water – Towards a National, Publicly-Owned, Regulated, Water Services Utility". The paper sets out the Government's approach to water sector transformation including addressing Irish Water as the Single Public Utility.



- 3.5.18 In addition, the National Water Resources Plan is being developed by Irish Water which will set out how we will balance the supply and demand for drinking water over the short, medium and long term. It is a 25-year strategy to ensure we have a safe, sustainable, secure and reliable drinking water supply for everyone.
- 3.5.19 The National Planning Framework's (NPF) National Strategic Outcome No. 9 focuses on Sustainable Management of Water, Waste and other Environmental resources. Water Quality is then expanded upon under National Policy Objective 63. Appendix 3 of the NPF also introduced a tiered approach to land zoning whereby only serviced zoned lands (Tier 1) or lands likely to be serviced within the lifetime of a Development Plan (Tier 2) should be appropriately zoned for growth in a Development Plan.
- 3.5.20 The objectives of the NPF including the sustainable management of water will in part be achieved through investment in water services, under the National Development Plan (NDP) 2018-2027.
- 3.5.21 Chapter 8 of the RSES sets out objectives for water services and utilities including Objective RPO214 which seeks to eliminate untreated discharges from settlements in the short-term, while planning strategically for the long-term in tandem with Project Ireland 2040 and in increasing compliance with the requirements of the EU Urban Waste Water Treatment Directive. In addition, Objective RPO213 supports rural wastewater treatment facilities in small rural settlements, subject to available funding such as the Rural Regeneration and Development Fund of the NDP, and subject to settlement hierarchies and core strategies set out in the Development Plan. The RSES also supports, through a number of RPOs, the protection of the water resource and the need to meet commitments to the objectives of the WFD and RBMP.
- 3.5.22 The Planning and Development Act 2000, as amended, requires Development Plans to have regard to the water services strategic plan for the area and to support the protection and enhancement of water quality, and compliance with environmental standards and objectives regarding water quality.
- 3.5.23 At local level, the process of localised integrated catchment management as required by the WFD is being developed with the advent of the LAWPRO and dedicated catchment officers. A new component

of this approach will include engagement, collaboration and involvement of local communities in decision-making on how these issues are addressed and resolved.

### Surface Water

3.5.24 Surface Water includes rivers, lakes, estuarine waters and coastal waters. County Cork has the greatest number of rivers of any county in Ireland including the Argideen, Bandon, Blackwater, Bride, Glashaboy, Ilen and the Lee. Notably, most major rivers in the County run from west to east.

### Surface Water Status

3.5.25 The WFD defines ‘overall surface water status’ as the general expression of the status of a body of surface water, determined by the poorer of its ecological status and its chemical status. Thus, in order to achieve ‘good surface water status’ both the ecological status and the chemical status of a surface water body need to be at least ‘good’.

3.5.26 Ecological status is an expression of the structure and functioning of aquatic ecosystems associated with surface waters. Such waters are classified as of ‘good ecological status’ when they meet Directive requirements.

3.5.27 Chemical Status is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in the WFD. The EQS values for individual PAS substances are set at European level. Good surface water chemical status means that concentrations of pollutants in the water body do not exceed the environmental limit values specified in the Directive.

3.5.28 The most recent data on the existing water quality in County Cork for the period 2013- 2018 (published in 2019) is illustrated in Figure 3.5.1 and shows that the majority of our river and coastal water bodies have achieved good or high status. There are 251 rivers in the County of which 45 or 18% were determined to be in the “High” status category, 152 or 60% were in the “Good” category, 39 or 16% were in the “Moderate” category and 15 or 6% were in the “Poor” category. Most rivers in the “Poor” category were located in the catchments of the Blackwater, Lee and Bandon Rivers. The presence of



the Freshwater Pearl Mussel in the Blackwater, Bandon and Owenagappul Rivers imposes a higher river water quality standard which the rivers do not currently meet.

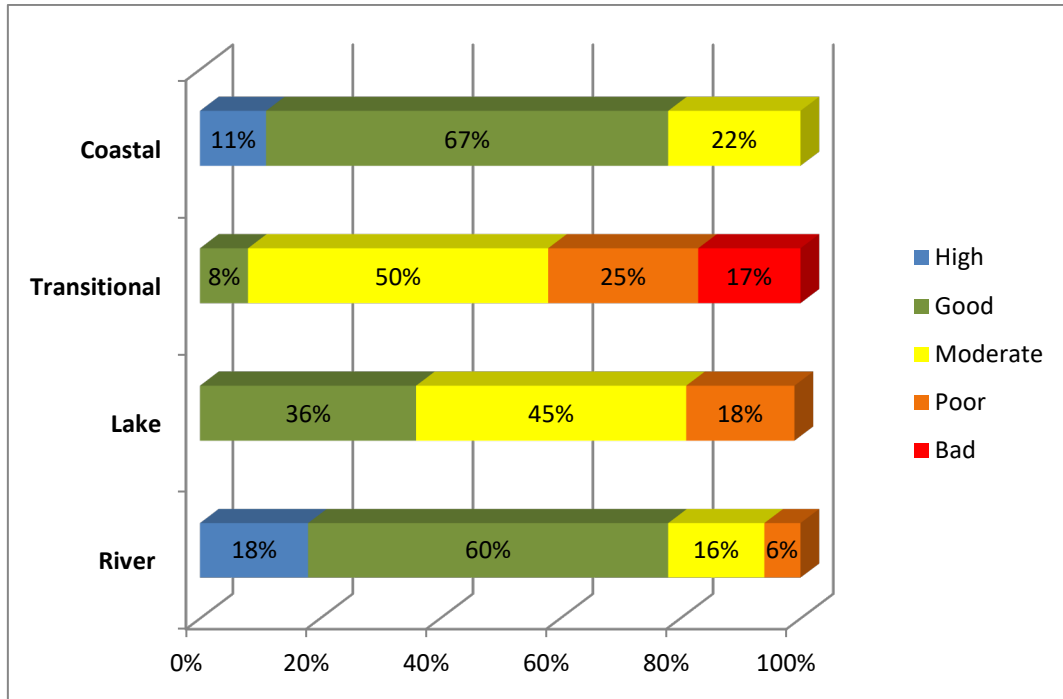


Figure 3.5.1 Water Quality Status for the period 2013-2018 Source: EPA

3.5.29 The EPA’s state of the environment report 2020 reviewed the relevant data for water quality in Ireland’s rivers and summed it up simply; while the worst of the worst of our rivers have improved water quality, we have lost the best of the best. The data paints a disturbing trend of loss and degradation in Ireland. In the 1980s more than 500 Irish waterways were classed as pristine — in 2015 that figure had fallen to just 21 — a mere 0.7%.

3.5.30 Looking at water quality data for County Cork since 2007 in Table 3.5.2 below, the situation in Cork mirrors the national trend. We have succeeded in reducing the extent of serious pollution in the worst of the worst rivers, particularly since 2013. However, the percentage of ‘high’ status water bodies in County Cork (i.e. the best of the best) has decreased by 6% to the lowest level on record since 2007. In addition, Cork County continues to have water bodies below ‘good’ ecological status.

Time Period	High	Good	Moderate	Poor	Bad
2007-2009	22%	59%	14%	5%	1%

2010-2012	23%	54%	16%	6%	0%
2010-2015	22%	51%	17%	10%	0%
2013-2018	16%	57%	19%	7%	1%

Table 3.5.2 Water Quality Status of Surface Waters in County Cork. Source: EPA

3.5.31 Figure 3.5.2 shows current data in relation to the WFD Lake and River ecological status for the various water bodies throughout Cork County. Over half of the water bodies in the County are at ‘good’ status and are located throughout the county. Water bodies of ‘high’ status are located generally in the west and northwest. Areas of ‘moderate’ or ‘poor’ status are generally found in the north. More specifically, the EPA has allocated a ‘poor’ River Waterbody WFD Status (2013-2018) to parts of the following rivers: the Dungourney, Martin, Bride, Diny, Allow, many parts of the Awbeg (Buttevant), Glantane, Funshion, Gradoge, and streams including Charleville stream, Clonakilty stream and Ballyclogh stream.

3.5.32 Cuskinny lake and Kilkerran lake are surface water bodies with bad ecological status as highlighted in Table 7.1 of the EPA’s recent State of the Environment Report 2020. The ‘bad’ status means that these water bodies are being severely damaged by pollution and other human disturbance to an extent that prevents them from supporting most types of aquatic life.

3.5.33 It is also noted that there are a substantial area of unassigned rivers and lakes across the Plan area, located mainly along the coastline where the ecological status is not known. This is recognised as a gap in the data.



## Cork County Council SEA Baseline - WFD Lake and River Status

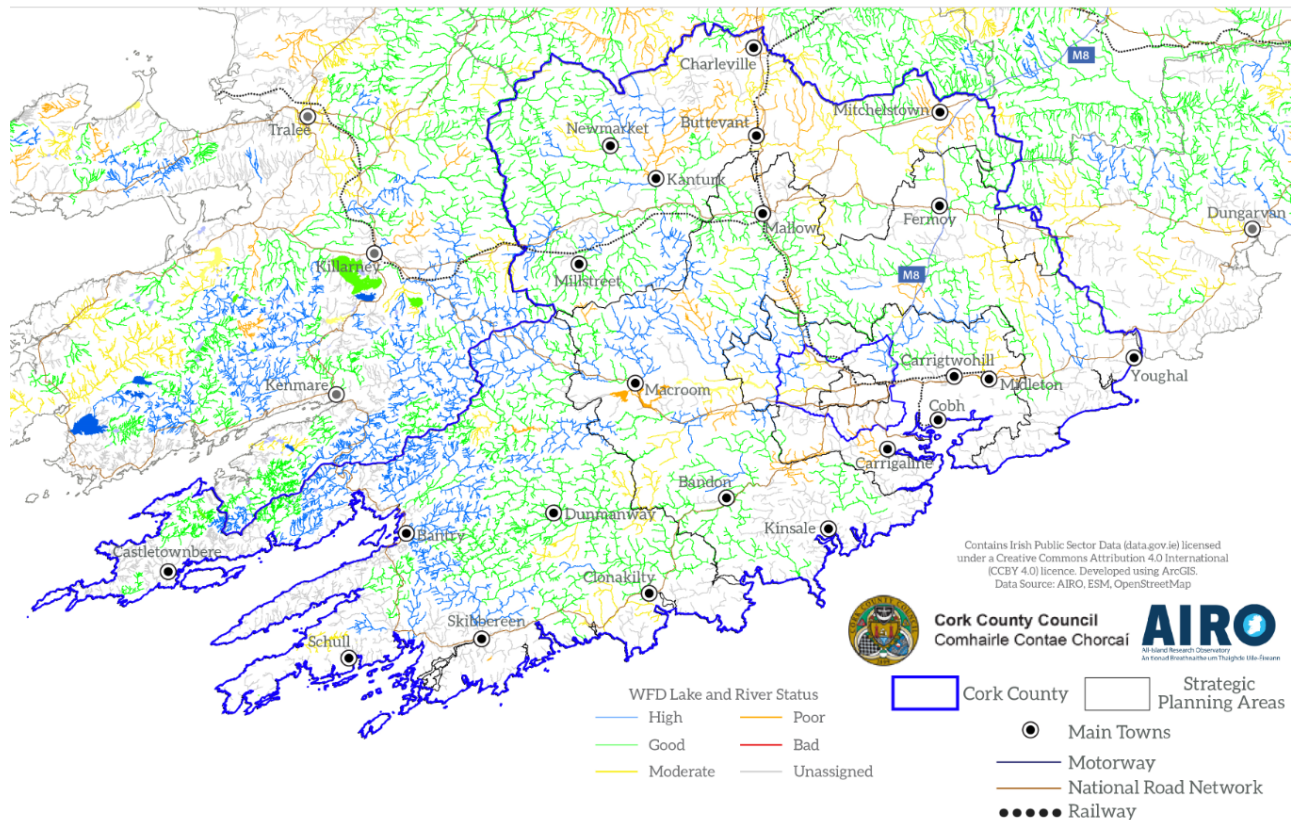


Figure 3.5.2 - Current WFD Lake and River Ecological Status. Source - EPA

### At Risk Waterbodies

3.5.34 Water bodies deemed 'at risk' by the EPA are water bodies which are at risk of deteriorating or not achieving 'Good' ecological status i.e. not meeting the objectives of the WFD. Figure 3.5.3 below shows the water bodies deemed to be 'At Risk' in the County. Risk status is assigned based on the latest ecological status, water quality trends and distance to thresholds assessments.



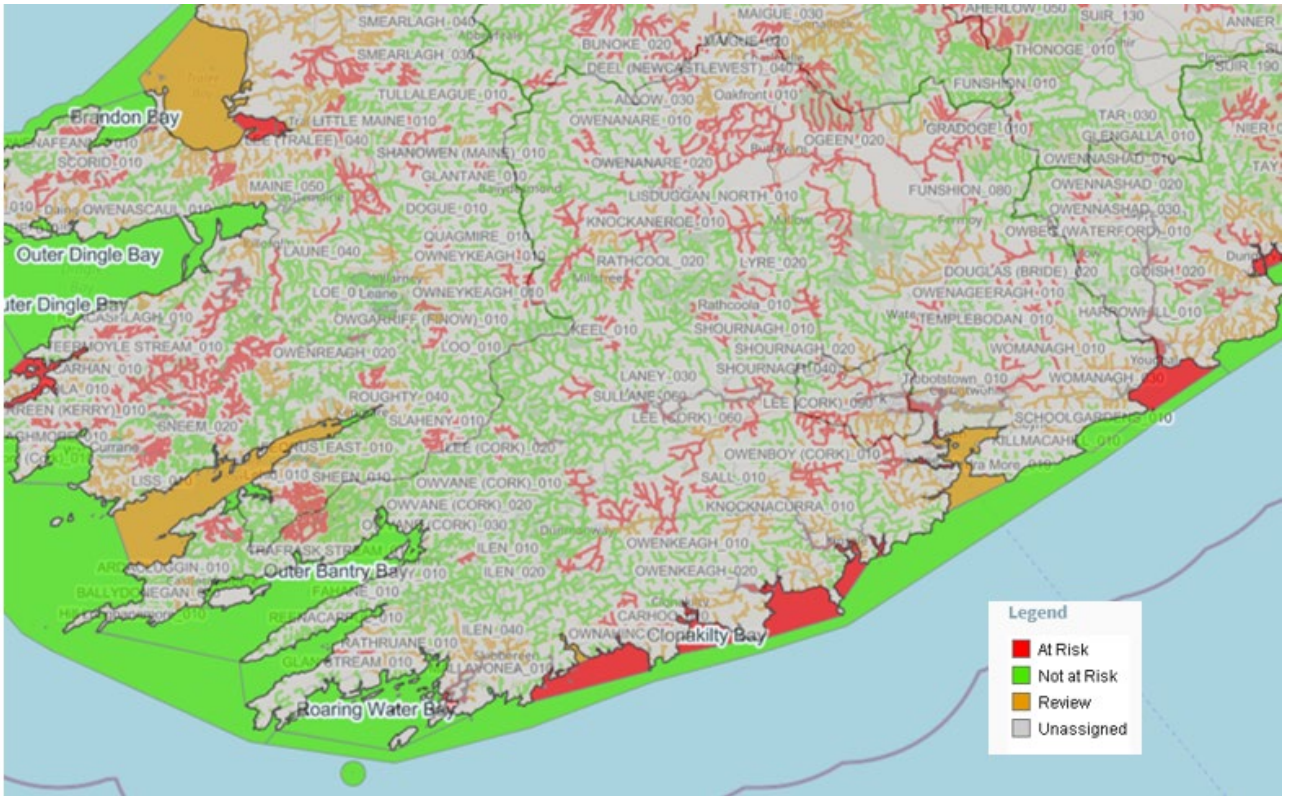
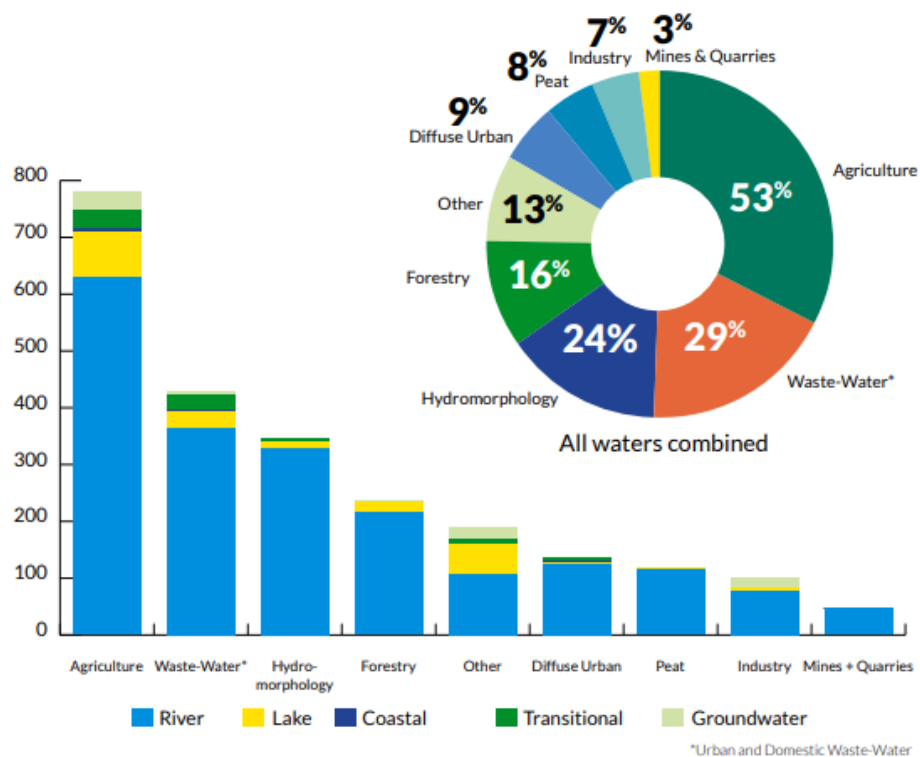


Figure 3.5.3 Water Bodies At Risk. Source - EPA catchments.ie

3.5.35 The catchments of the Blackwater, Lee and Bandon rivers show a high proportion of “at risk” water bodies (notwithstanding that their river ecological status may be high, good or moderate). Water bodies in east and northeast of Cork, particularly in the vicinity of Charleville, Buttevant, Doneraile and Mitchelstown, have generally poor or moderate ecological status and are also identified as being significantly “at risk” of not meeting the requirements of the WFD. In the case of estuarine water bodies, those “at risk” in Cork County include the Lower Blackwater Estuary and Youghal Harbour, Cork Harbour, Owenaboy Estuary, Kinsale harbour, Ardigeen Estuary, Courtmacsherry Bay, Clonakilty Bay and harbour, Rosscarbery Bay and Harbour, Ilen Estuary, Lough Mahon and the Owenacurra Estuary. The assimilative capacity of receiving waters is particularly important in sensitive ecological catchments such as those that host Freshwater Pearl Mussel e.g. Owenagappul River, Eyeries. Water quality is one of the main threats to future pearl mussel populations.

3.5.36 The EPA has researched the pressures facing waterbodies in Ireland to see why water bodies are becoming “at risk”. Pollution and other human disturbance were identified as the main reasons with

pollution being the largest contributory factor of unhealthy water environments in Ireland. Figure 3.5.4 shows the various pressures of all water bodies deemed to be ‘at risk’ including groundwater, coastal and transition waters (as well as rivers and lakes). When looking across all water bodies, agriculture accounts for 53% of pollution.



**Figure 3.5.4 Pressures on ‘At Risk’ water bodies. Data source - EPA (catchments.ie)**

3.5.37 The EPA’s recent Water Quality Indicators Report 2019 (published in December 2020) details the main threat damaging Ireland’s water bodies as pollution in the form of excess nutrients such as phosphorus and nitrogen which come primarily from agriculture and wastewater. Of most concern for County Cork is the continued upward trend of nitrate concentrations where the main source is agriculture.

3.5.38 As part of the WFD, the Blue Dot Catchments programme has been introduced in the current RBMP to manage Ireland’s high-status rivers that are at risk. This was in response to EPA data that shows that





## Protected Areas

3.5.39 The WFD requires that Registers of Protected Areas (RPAs) are compiled for a number of water bodies or part of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife. The WFD requires that these RPAs contain: areas from which waters are taken for public or private water supply schemes; designated shellfish production areas; bathing waters; nutrient sensitive areas (i.e. areas which are affected by high levels of substances most commonly found in fertilizers, animal and human wastes); areas designated for the protection of habitats or species e.g. Salmonid areas; Special Areas of Conservation (SACs); and Special Protection Areas (SPAs). Bathing water quality is generally excellent in the County and is detailed in Table 3.5.3 below. The other various protected areas (SACs, SPAs, Salmonid Areas, Shellfish Areas etc.) are detailed in the biodiversity baseline in Section 3.3 above.

	<b>Bathing Waters</b>	<b>EPA Water Quality</b>	<b>Year of Test</b>
1	Barley Cove	Excellent	2019
2	Tragumna	Excellent	2019
3	Warren, Cregane Strand	Good	2019
4	Owenahincha, Little Island Strand	Excellent	2019
5	Inchydoney	Excellent	2019
6	Coolmaine	Good	2019
7	Garretstown	Excellent	2019
8	Garrylucas, White Strand	Excellent	2019
9	Fountainstown	Excellent	2019
10	Garryvoe	Sufficient	2019
11	Redbarn	Excellent	2019
12	Youghal, Claycastle	Excellent	2019
13	Youghal Front Strand Beach	Good	2019

Table 3.5.3 Designated bathing waters in the County and associated water quality. Source: EPA

## Estuaries (Transitional) and Coastal Waters

- 3.5.40 The estuarine and coastal environments of the county are subject to a wide variety of pressures. The quality of Ireland's tidal waters is determined by the composition of the waters of the North East Atlantic that bathe our coasts and the degree to which this is altered by inputs of organic matter, nutrients and other materials including contaminants from the land and atmosphere.
- 3.5.41 As noted above, many of the estuarine water bodies are deemed to be "at risk"; including the Lower Blackwater Estuary and Youghal Harbour, Cork Harbour, Owenaboy Estuary, Kinsale harbour, Argideen Estuary, Courtmacsherry Bay, Clonakilty Bay and harbour, Rosscarbery Bay and Harbour, Ilen Estuary, Lough Mahon and the Owenacurra Estuary.
- 3.5.42 Cork County Council has taken a lead in Integrated Coastal Zone Management (ICZM) through its participation in the EU Demonstration Programme on ICZM with the development of the Bantry Bay Coastal Zone Charter. This Charter was the first Integrated Coastal Management Plan in Ireland and was developed on the basis of consensus amongst all local stakeholders and regulatory bodies on how the coastal zone should be managed. The Charter pioneered innovative, ground-breaking techniques in public participation, stakeholder involvement and coastal zone management. The lessons learned and experienced gained from the Charter have helped to define the way ahead for coastal management in County Cork.
- 3.5.43 The Council was further involved in European Projects relating to ICZM, namely the COREPOINT and IMCORE EU INTERREG Projects which used Cork Harbour as a case study area. Under the COREPOINT Project the Cork Harbour Integrated Management Strategy was published in 2008. The implementation of this strategy has been supported through the Cork Harbour Management Focus Group, set up under the Project, which comprises key stakeholders with responsibilities for the day to day management of Cork Harbour.
- 3.5.44 The primary aim of IMCORE Project which ran from 2008 to 2011 was to promote a transnational, innovative and sustainable approach to reducing the full range of climate change impacts on the coastal resources of the North West Europe region. Key to achieving this aim was a focus on building capacity



within local authorities, in order to tackle the current and future impacts of climate change, and to meet these challenges through an adaptation-based response.

### Sensitive Catchments

3.5.45 There are several specifically sensitive catchments in the County which have particular challenges and form part of the baseline for consideration. These include Cork Harbour and the River Blackwater.

#### Cork Harbour

3.5.46 An ecological assessment of the North Channel of Cork Harbour was carried out during the development of the previous Plan and it concluded that the conservation status of this habitat type will not be compromised by the proposed population targets in the Plan, if the proposed upgrades to the WWTPs at Midleton and Carrigtwohill are delivered in advance of allowing new development to proceed. The upgrades to Carrigtwohill are complete and a load diversion project to bring wastewater to Carrigtwohill from Water Rock in Midleton is planned to be connected by 2023 and additional areas in the town by 2026. The current combined population targets for Carrigtwohill and Midleton are lower than that of the previous plan and the full implementation of the upgrades in Carrigtwohill have been completed.

3.5.47 Irish Water have committed to a Cork Harbour Modelling Study the purpose of which is to provide a calibrated and validated strategic water quality model, built to best practice and with up-to-date field data, and this model will be the basis for the future assessments of impacts of Irish Water activities on Cork Harbour. In advance of the full study commencing in 2021, Irish Water are working on a short-term/interim study using the model of Cork Lower Harbour developed under the Whitegate/Aghada Untreated Agglomerations Study. The modelling will be used to support the Wastewater Discharge licence review for the new Cork Lower Harbour WWTP at Shanbally, among other uses.

#### River Blackwater

3.5.48 The achievement of water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the River Blackwater Catchment is recognised as a significant challenge. The European Union Environmental Objectives (Freshwater Pearl Mussel) (Amendment) Regulations made in 2018, had the effect that the Munster Blackwater (main channel) was removed from the list of

habitats of the freshwater pearl mussel and the landuse strategy in the 2017 Local Area Plans was pursued on this basis. However, following a successful Judicial Review, these Regulations were quashed, and matters reverted to the position set out in S.I. 296/2009 European Union Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 in which the Munster Blackwater (main channel) was included in a list of habitats of the freshwater pearl mussel.

3.5.49 In light of these developments, the Council engaged with stakeholders including the Department for Housing, Local Government and Heritage and the National Parks and Wildlife Service, confirming that there are no plans to revisit their earlier proposal to remove the Munster Blackwater main channel from the 2009 Regulations, and advancing discussions on scientific matters to inform decision making on the future landuse strategy in the catchment.

3.5.50 As a result, and as part of the Appropriate Assessment of the Draft Plan, a detailed assessment has been undertaken on the capacity of this sensitive water catchment to absorb the population increases set out in the plan with specific reference to the wastewater infrastructure in place to cater for this planned population growth. The outcome of this assessment has been used to inform the population growth targeted for the Blackwater catchment and is reflected in the Core Strategy set out in Chapter 2 and further elaborated on in relevant settlements in Volume Three North Cork.

#### Dunmanway

3.5.51 The issue of discharges from the Dunmanway Wastewater Treatment Plant and overflows from the pumping station at Long Bridge arose during the preparation of both the 2014 County Development Plan and the 2017 West Cork Local Area Plan. The discharge from the plant is directly into the Bandon River within the SAC and within an area known to support a population of Freshwater Pearl Mussel. Cork County Council is working with other stakeholders in particular Irish Water and the National Parks and Wildlife Service to address this issue. Pending resolution of the issue, and in compliance with the requirements of Various European Directives and the River Basin Management Plan any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold. This



approach is also reflected in Table 11.3 of Chapter 11 Volume 1 and this needs to be resolved if planned development is not to be delayed.

### **Discharges to Surface Water**

3.5.52 There is a suite of various authorisations for discharges liable to cause water pollution that are issued outside of the Planning and Development Act 2000 as amended. These authorisations have to take account of the environmental objectives and environmental quality standards established in river basin plans. These authorisations include licences issued under the Water Pollution Acts, the EPA Acts, the Waste Water Discharge (Authorisation) Regulations 2007, the Waste Management Acts, the Foreshore Acts, the Fisheries Act and permits issued under the Dumping at Sea Acts.

### **Abstraction of Surface Water**

3.5.53 The EU Water Framework Directive requires Ireland to have a system in place for the registration and control of the abstraction of water. A commitment to introduce legislation in this area was included in the “River Basin Management Plan 2018 – 2021” which was published in April 2018.

3.5.54 The European Union (Water Policy) (Abstractions Registration) Regulations 2018 (S.I. 261 of 2018) made under the European Communities Act 1972, has established a register of abstractions to be managed by the EPA which came into effect on 16 July 2018.

3.5.55 The Government approved the General Scheme of a Water Environment (Abstractions) Bill 2018 on 29 September 2020 which will repeal the Water Supplies Act 1942 and part of the Local Government (Sanitary Services) Act 1964 and replace them with a new stand-alone piece of primary legislation governing the abstraction of water. This Bill proposes a three-tiered registration and licensing system for the abstraction of water, with the EPA responsible for establishing and maintaining a database of registrations and for licensing.

3.5.56 At the lowest tier, all abstractors will need to abide by a set of general binding rules relating to water conservation and public health issues. Abstractors of 25 cubic metres or more per day will be required to register with the EPA. Thereafter, only those abstracting very large quantities of water will be required to apply to the EPA for a licence.

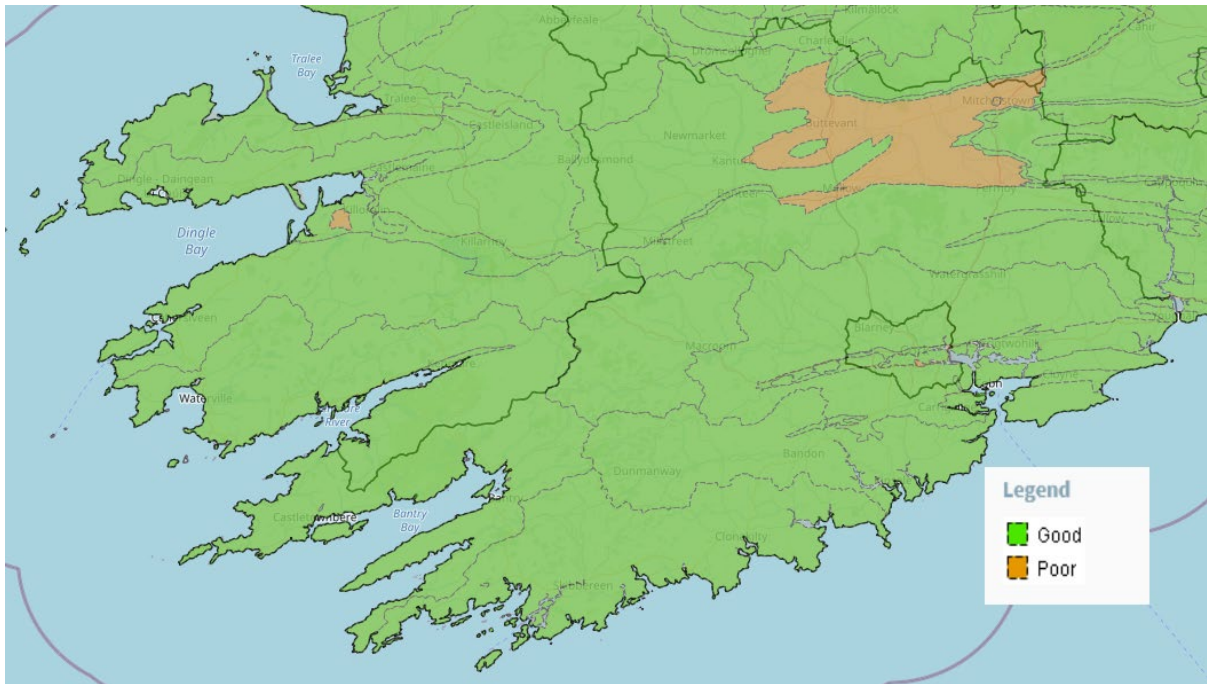
- 3.5.57 Abstractors of 2,000 cubic metres or more will automatically be required to apply for a licence;
- 3.5.58 Those abstracting 250 cubic metres or more in specific areas, where the EPA deems the abstractions to be of potential significance, will also be required to apply for a licence. It is estimated that around 6% of water bodies in Ireland are potentially at environmental risk due to abstraction pressures.
- 3.5.59 The Bill is expected to be signed into law in 2021. The Act will have an effect on all future abstractions in relation to public water supply, requiring registration over 25 cubic metres and licensing over 2,000 cubic metres or 250 cubic metres in any 24-hour period depending on the sensitivity of the water body. The changes in licensing legislation will be taken into account by Irish Water as part of the National Water Resources Plan.

### Groundwater

- 3.5.60 Groundwater is a natural resource with both an ecological and economic value. It is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems. This is particularly true in North Cork where 90% of the water supply comes from groundwater sources.
- 3.5.61 Groundwater is stored in the void spaces in underground layers of rock, or aquifers. These aquifers are permeable, allowing both the infiltration of water from the soils above them and the yielding of water to surface and coastal waters. Groundwater is the part of the subsurface water that is in the saturated zone - the zone below the water table, the uppermost level of saturation in an aquifer at which the pressure is atmospheric, in which all pores and fissures are full of water.
- 3.5.62 For groundwater bodies, the approach to classification is different from that for surface water. For each body of groundwater, both the chemical status and the quantitative must be determined. Both have to be classed as either good or poor. The WFD sets out a series of criteria that must be met for a body to be classed as good chemical and quantitative status.
- 3.5.63 Groundwater quality is monitored nationally by the EPA's groundwater monitoring programme. Groundwater quality in County Cork is largely of good status however there is a substantial area in North Cork from Buttevant to Mitchelstown with a poor status- see orange area in Figure 3.5.6 below.







**Figure 3.5.6 Groundwater quality. Source: EPA catchements.ie**

3.5.64 The Geological Survey of Ireland (GSI), have completed a Groundwater Protection Scheme for Cork County Council that examines the soil, subsoil, and rocks in the County to determine what the vulnerability of each part of the County is and provides a vulnerability rating. The Plan which includes:

- Assessment and categorisation of the vulnerability of Groundwater.
- Mapping lands in accordance with their vulnerability categorisation. The GSI Groundwater Vulnerability Mapping can be accessed <https://dcenr.maps.arcgis.com>.
- Development of Protection Response Matrices. The most common one in the planning context is the Groundwater Response Matrix for one off housing wastewater treatment.
- In association with the Groundwater Vulnerability mapping, the GSI, EPA, and Department of the Housing, Local Government and Heritage have developed a guide on the restrictions that apply to each vulnerability type to protect the groundwater in general. This guide, where restrictions for various land uses are given, can be accessed via



[https://www.gsi.ie/documents/Groundwater\\_Response\\_Matrix\\_for\\_one\\_off\\_housing\\_waste\\_water\\_treatment.pdf](https://www.gsi.ie/documents/Groundwater_Response_Matrix_for_one_off_housing_waste_water_treatment.pdf)

3.5.65 The catchment area around a groundwater source, which contributes water (Zone of Contribution) to a borehole or spring, is known as a Source Protection Zone. The GSI have prepared Groundwater Source Protection reports for a small number of public supplies in North Cork and South Cork and these are available on the GSI website. The GSI viewer also has links to groundwater flood zones and no development will be considered in areas subject to groundwater flooding where surface water flows cannot release the floodwaters.

3.5.66 There are many public, Group Water Supply Schemes and Private Estate Water Supplies where there are no specific Source Protection Reports available. In the absence of other data the inner zone of contribution is assumed to be the area having 100 days time of travel to the abstraction point and the outer zone of contribution will be the area having 1 years time of travel at the normal time of travel for the abstraction rate at the driest time of the year.

3.5.67 The Groundwater Protection Scheme comprises two components 1) A land surface zoning map called the groundwater protection zone map, and 2) Groundwater protection responses for existing and new potentially polluting activities. Figure 3.5.7 below shows the groundwater source protection areas map for the County.



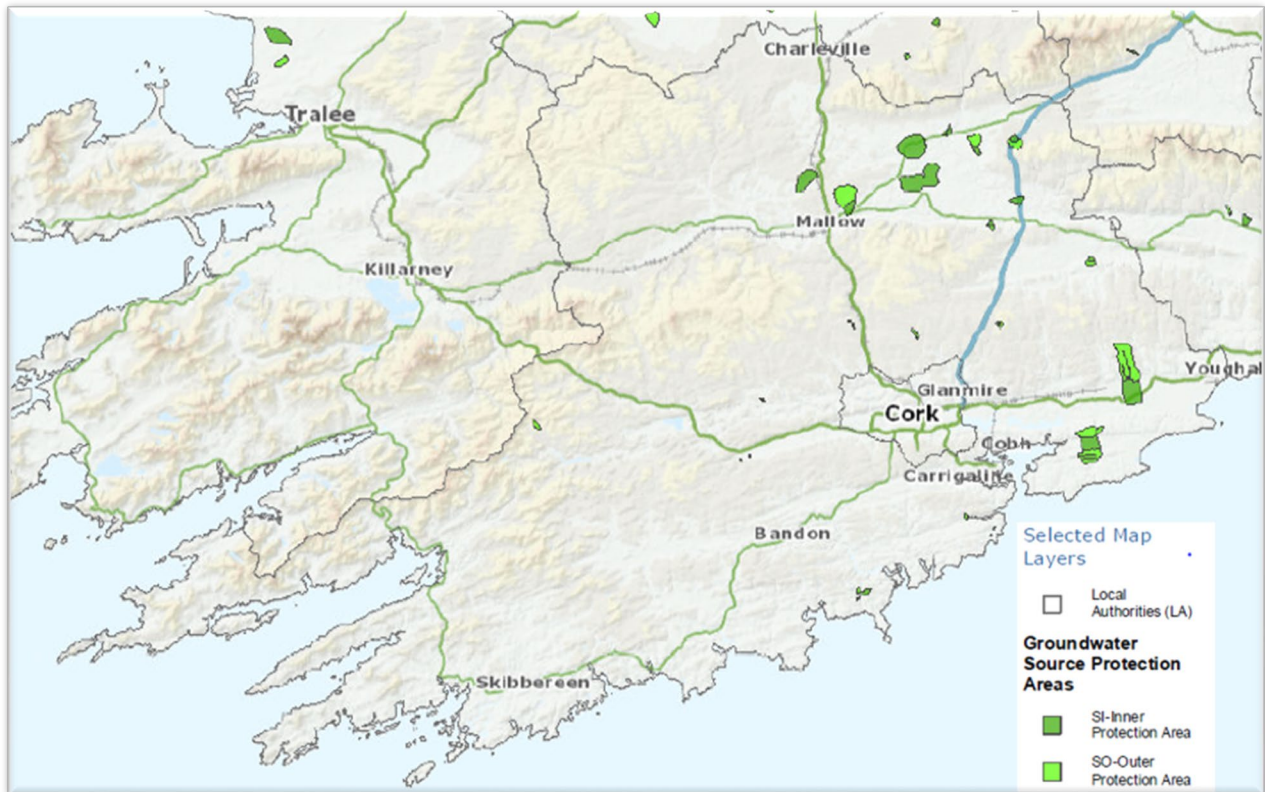


Figure 3.5.7 Groundwater source protection areas. Source EPA ESM Mapping.

### Flooding

3.5.68 The coordination and implementation of the EU Floods Directive (2007/60/EC) is the responsibility of the Office of Public Works (OPW). They are responsible for preparing predictive flood mapping and catchment-based flood risk management plans. The OPW are responsible for a €1 billion investment over a 10-year period in a programme of flood relief measures. Their delivery is set out in the OPW publication ‘Implementing the National Flood Risk Policy’.

3.5.69 The OPW in partnership with Cork County Council, have recently completed two Major Flood Relief Schemes in the county in Mallow and Fermoy. Works are nearing completion in Bandon and Skibbereen and are ongoing in Clonakilty. There are several Flood Relief Schemes at design stage around the County for example at Castlemartyr, Innishannon, Macroom and Midleton and Ballinacurra. There are several more projects at design stage, which may lead to works to mitigate flood risk.

3.5.70 The national approach to planning and flood risk management is set out in the 2009 Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the then Minister for the Environment, Heritage and Local Government.

3.5.71 The approach is to:

- Avoid development in areas at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

3.5.72 Flooding is considered in the Strategic Flood Risk Assessment of the Draft CDP – Section 2 of this Volume 6.

### Water Services

3.5.73 Irish Water (IW) assumed responsibility for water services in 2014 and has developed a seven-year Business Plan for the period 2015 to 2021. The plan outlines the status of the water services infrastructure across the country and identifies a number of investment priorities for the organisation including upgrading drinking water treatment plants and reducing leakage in the drinking water supply network to 38% nationally by 2021 (at 49% nationally in 2015); completing repairs to the sewer network, provision of new Wastewater Treatment Plants (WWTPs) to bring raw discharges to an end by 2021 and providing additional capacity in the drinking water and sewer networks etc.

3.5.74 In 2015, Irish Water published the Water Services Strategic Plan, a 25 year Plan which as well as detailing current and future challenges affecting water services, identifies priorities to be addressed in the medium term. Solutions in these priority areas are delivered through capital and other projects outlined in Irish Waters Investment Plan, a multi annual plan covering a five year horizon.

3.5.75 The most up to date Irish Water Investment Plan covers the period 2020-2024 (Revenue Control Period 3), which was amended and approved by the Commission of the Regulation of Utilities in the Summer of 2020. In addition, IW have developed a Small Towns and Villages Growth Programme in



order to provide for growth in smaller settlements that are not otherwise provided for in the current Investment Plan. Funding of €17.9m has been allocated to Cork County Council for the period 2020-2024. Confirmation of the settlements that will benefit from the programme is expected in Spring 2021.

### Wastewater

- 3.5.76 In terms of wastewater, there are 52,096 permanent private households serviced by individual septic tanks in County Cork and 5,690 are served by individual treatment systems that are not septic tanks (Census 2016). There are 81,832 permanent private households served by public sewerage schemes. Domestic wastewater treatment plants are required to comply with the relevant EPA standard. It is noted that a recent Government Circular NRUP 01/2021 was issued which indicated that a new EPA code of practice for domestic wastewater treatment systems will come into effect on the 7<sup>th</sup> June 2021.
- 3.5.77 Wastewater treatment plans are licensed by the EPA. In many instances, the Emission Limit Value (ELV) standards set by the EPA when licensing treatment plants are significantly higher than the requirements of the Urban Wastewater Directive (UWWD). Some of these ELV standards cannot consistently be achieved even by relatively modern plants without significant upgrades. This is a national issue not unique to Cork but it occurs in several locations across the County including key locations such as Carrigrennan and Charleville.
- 3.5.78 The Lower Harbour Main Drainage Scheme estimated to cost in the region of €97m represents a significant investment in the Cork Area and will see the separation of storm and foul for the lower harbour towns of Cobh, Carrigaline, Ringaskiddy, Passage West, Monkstown and Crosshaven. The construction of a state of the art treatment facility at Shanbally (65,000PE) has already been completed and is now taking raw effluent from the towns of Carrigaline and Ringaskiddy.
- 3.5.79 Other WWTP upgrades that have been carried out include the Clonakilty Waste Water Treatment Plant (20,500PE), the Carrigtohill WWTP (30,000PE) and a number of smaller schemes throughout the county have either been completed, e.g. Riverstick WWTP (1,000PE), or are in the process of being designed for construction.

3.5.80 The status of both Water Supply and Wastewater is constantly evolving through various programmes e.g. find and fix, rationalisation programmes, reservoir construction, infrastructure improvements and upgrades at wastewater treatment plants etc. The status given in Table 3.5.4 below is therefore a snapshot in time as of February 2021. The Draft CDP will be updated as appropriate as new information becomes available.

Table 3.5.4 Capacity of Current Water Services Infrastructure to accommodate planned Population Growth 2020-2028

Main Towns, Strategic Employment Locations and Key Villages >1,500

		Typology	Town	Drinking Water	Waste Water
Planned Development May Proceed	Infrastructure in Place	Main Towns	Buttevant	Green	Green
			Carrigaline	Green	Green
			Fermoy	Green	Green
			Millstreet	Green	Green
			Passage West and Monkstown	Green	Green
			Schull	Green	Green
		Strategic Employment Locations	Little Island	Green	Green
			Ringaskiddy	Green	Green
		Key Villages >1,500	Glounthaune	Green	Green
			Watergrasshill~	Green	Green
	Further Infrastructure Upgrades Required	Main Towns	Bandon	Orange	Green
			Bantry	Orange	Green
			Carrigtwohill	Orange	Light Green
			Charleville	Green	Orange
Cobh			Orange	Light Green	
Kanturk			Green	Orange	
Mallow			Orange	Light Green	
Newmarket~			Green	Orange	
Skibbereen~		Green	Orange		
Key Villages >1,500		Castlemartyr~	Orange	Light Green	
	Crosshaven and Bays	Green	Orange		



Table 3.5.4 Capacity of Current Water Services Infrastructure to accommodate planned Population Growth 2020-2028

Main Towns, Strategic Employment Locations and Key Villages >1,500

		Typology	Town	Drinking Water	Waste Water
Strategic Infrastructure Deficit			Killumney/ Ovens	Green	Light Green
			Rathcormack~	Green	Orange
	Main Towns		Castletownbere	Red	Light Green
			Clonakilty	Red	Green
			Dunmanway~	Orange	Red
			Kinsale~	Green	Red
			Macroom~	Red	Light Green
			Midleton	Light Green	Red
			Mitchelstown~	Orange	Red
			Monard	Red	Light Green
	Youghal	Red	Green		
Key Villages >1,500		Cloyne~	Orange	Red	
		Whitegate/ Aghada	Red	Light Green	

March 2021

Green	Current major infrastructure sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
Light Green	Future capacity subject to implementation of projects on the Irish Water Investment Plan (Revenue Control Period 3) or aligned programmes. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
Orange	Some development may proceed but significant works/EPA licence required to accommodate planned population target. Capacity can be achieved in some instances through process optimisation or implementation of non-capital projects. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
Red	Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment not provided for on any existing programme and/or EPA license compliance issues to be resolved.

~ The Wastewater Treatment Plant is currently not compliant with Wastewater Discharge License Emission Limit Values set by the EPA.

## Drinking Water

- 3.5.81 In terms of drinking water, there are approximately 103,347 permanent private households getting their water supply from public mains, 4,295 from the local authority group schemes, 2,159 from private group schemes and 31,759 from other private sources.
- 3.5.82 Cork benefits from having significant natural resources with substantial water abstraction infrastructure already in place. The hydroelectric dam on the River Lee at Inniscarra, provides Cork City and the rest of Metropolitan Cork with more than adequate potable water supply to meet projected future needs. Through committed Irish Water improvement works, this plant alone can be expanded to cater for an additional 220,000 persons.
- 3.5.83 A number of key settlements, including the Key Town of Clonakilty face considerable challenges in meeting their existing and future capacity needs. These deficits are highlighted in Table 3.5.4 above.
- 3.5.84 Irish Water has committed to reducing water leakage and the replacement of lead services nationally as part of its mandate to ensure that communities have clean safe drinking water. The current UFW (unaccounted for water)/leakage in Cork County is at 43% (on average), this is a marked improvement from the previous plan period which recorded leakage at 49%. Further improvements are planned to meet Irish Water's Business Plan which has a national target figure of 38% by 2021.
- 3.5.85 A significant upgrade and replacement of water mains in Mallow, Kinsale, Laharan Cross to Abbeys Well, Glantane to Lombardstown, Macroom and Doneraile have also been completed.
- 3.5.86 For rural areas, individual wells are used to serve farms and single houses. In addition, private group water schemes are used to serve various rural developments across the County.

## Existing Challenges

- 3.5.87 Climate change will have significant effects on the availability of water sources and on the capacity of water bodies to assimilate wastewater discharges through lower water levels in rivers and lakes in longer



and drier summer periods but also through the impact of extreme weather events such as flooding on water services infrastructure. The impact of climate change on the water cycle and the resultant impact on water services therefore needs to be carefully considered. The effects of climate change are already being felt in our communities, such as the drought experienced in Clonakilty in 2018 or the flooding experienced in many of the County's towns. It will be of paramount importance that water services infrastructure is resilient to the impacts of climate change. Recent droughts and storms left people with no water or reduced water, including a water conservation order (hosepipe ban) for the first time in Ireland. Ireland is not a water stressed country. To prevent these incidents happening in the future we have to plan ahead. How we plan our water resources today will determine the water we can provide now and into the future.

3.5.88 Subject to exemptions provided for by Article 4 of the WFD, based on available water data, certain surface and groundwater bodies will need improvement in order to comply with the objectives of the WFD. In addition, there are many waterbodies in the County with no status or risk allocated to them yet. These waterbodies are yet to be inspected, with many of these waterbodies located in sensitive coastal areas. It is a significant data gap noted during baseline data collection.

3.5.89 There are deficiencies in many wastewater treatment plants and public sewers in County Cork due to a legacy of underinvestment in water services. Consequently, wastewater in some areas is released into the environment without adequate treatment whilst other areas (mostly villages and other areas) depend on developer-provided infrastructure to serve new development. Cork County have serious legacy issues particularly related to developer-provided infrastructure. It will take substantial investment and collaboration with Irish Water and other key stakeholders over a number of years to bring treatment up to the required standards and fix legacy issues. The potential growth of settlements is dependent on the resolution of existing infrastructural and/or environmental capacity constraints concerning water supply and/or wastewater treatment facilities.

3.5.90 In addition to the above, the assimilative capacity of the receiving environment in view of protected habitats (e.g. Blackwater River SAC, site code ref.OO2170) is also a significant challenge in planning for the future growth of settlements. In assessing the capacity of a WWTP to cater for future development



where an ELV issue pertains, the assessment has been based on the hydraulic and organic loadings of the treatment plant on the assumption that the ELV issue will be resolved in an approach that will be determined/agreed at a national level between Irish Water and the EPA. One of the key issues affecting the future development of the Cork Metropolitan Area is the ELV limit set for Carrigrennan and the lack of tertiary treatment provided.

3.5.91 In addition to the above, there is a significant data gap for settlements with wastewater treatment plants serving less than 500pe. These systems operate on ‘certs’ issued rather than licencing and they are not inspected or monitored by the EPA. There is no data available on most of these at present.

3.5.92 For individual wastewater treatment systems, the rate of inspections of septic tanks serving individual dwellings is very low and the full extent of pollution and adverse impacts arising from these is not fully known. The minimum inspection rates under the national programme of inspection of existing septic tanks is 100 tanks per annum in a County with approximately 52,096 known septic tanks.

3.5.93 There is patchy and limited groundwater data available with some data provided by the EPA and other data provided by the GSI. There are no Groundwater Source Protection Reports for the majority of public water supplies in County Cork at present and those that are available can date from 2002. In addition, the Councils Groundwater Protection Scheme does not consider well sources and is only aimed at protecting the general groundwater resource from contamination.

3.5.94 In terms of potable water supply, some key issues for County Cork include need for new sources of water to serve some settlements such as Clonakilty, the protection of existing sources (sustainable and environmentally friendly abstraction), completion of trunk mains to ensure a security of supply, the reliance on continued investment in water abstraction infrastructure and the continuation of the lead services replacement scheme. In addition, options in relation to providing treated water storage (reservoirs) in various locations will also be a key challenge, along with identifying many other options, as part of planning for sufficient potable water supplies into the future. The National Water Resource Plan (NWRP) is an opportunity to provide the framework to develop a prioritised list of treated water storage needs for County Cork.



- 3.5.95 Many of the drinking water supplies in the more remote or rural areas of the County are individual wells serving farms and single houses. Some of these areas continue to have challenges with water quality due to pollution. The Rural Water Programme provides funds, which are administered by Cork County Council for 'grant aided schemes' to improve the water quality however many households do not test their individual wells and the full extent of the issue is not well known.
- 3.5.96 Many of the existing private group water schemes have unreliable sources of water. Many are supplied from public water supply schemes which now have inadequate capacity. Resources will need to be provided to increase the capacity of these schemes and the connected group water schemes. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the discharge of effluent from nearby developments e.g., septic tanks for individual houses or agricultural activities. The protection of existing underlying aquifers which supply the schemes is a significant challenge.
- 3.5.97 There is historic and predictive evidence of elevated levels of flood risk from fluvial and coastal sources at various locations across the County. The flood mapping is not up to date at the time of writing and justification tests are required for many zoned sites across the County. More up-to-date flood data from the OPW will become available in March 2021 which can then inform an update to the existing flood mapping. Pluvial flooding is not included however, nor was it included in the 2014 Development Plan Strategic Flood Risk Assessment. Overall flood mapping is fragmented and there are considerable gaps in flood data and the strategic flood risk assessment for the County.
- 3.5.98 Predicting and accounting for in-combination/cumulative effects on water quality in waterbodies via the Development Plan is a challenge, as well as planning for water quality and health in an integrated way. Many of the land uses that are high polluters of the County's waterways, such as agriculture and forestry, are not primarily regulated under the Planning and Development Acts. Much of the development associated with such uses are exempted development and best practice methodologies relied upon and good 'ways of doing' do not come within the remit of the Planning and Development Acts to regulate. Addressing pollution in waterbodies from wastewater tends to be the main focus of the Development Plan, as well as securing adequate water services for existing and planned future growth.

## Likely Evolution in the Absence of the Development Plan

3.5.99 The Development Plan is an evidence-based plan that integrates land use planning and water management that seeks to deliver development in an integrated way alongside our obligations in relation to water resources using an integrated catchment management framework. In the absence of the Development Plan, other high level plans, programmes and legislation would still apply (e.g. WFD, NPF, RSES) however the crucial local level link of delivering EU or National objectives at local level would be missing. In the absence of the Development Plan there would be no clear actions or integration of growth, land-use and water management at local level to actually deliver sustainable development on the ground. Development would likely occur in a market-led, ad-hoc fashion with potential negative impacts and increased pressures on the wider water resources of the county. Opportunities to create water-friendly environments that contribute positively to our water environment would also be lost as there would be no strategic awareness of the importance of an individual site within a wider catchment nor would there be assessment requirements to consider such impacts.

3.5.100 In the absence of the Development Plan, issues such as future water demand and resource identification and protection may not be comprehensively assessed resulting in a poor level of service provision and possible degradation of important reserves. In addition, the opportunities for partnerships to restore and improve water resources would not be fully realised and future investment in key infrastructure would not be targeted appropriately to designated growth areas. This would result in a more haphazard, uncoordinated delivery of service, resulting in negative environmental impacts and additional difficulties in meeting commitments under the Water Framework Directive.

## 3.6 Air and Climatic Factors

### Air Quality Legislative and Policy Context

3.6.1 EU directives set down air quality standards in Ireland for a wide variety of pollutants. The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and the fourth Daughter Directive (2004/107/EC) lay down limits for specific pollutants such as sulphur dioxide, nitrogen dioxide etc.



- 3.6.2 At National level, the CAFE Directive was transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011) and the fourth Daughter Directive was transposed into Irish legislation by the Arsenic, Cadmium, Mercury, Nickel and Polycyclic Aromatic Hydrocarbons in Ambient Air Regulations 2009 (S.I. No. 58 of 2009).
- 3.6.3 The Department of the Environment, Climate and Communications (DECC) has responsibility for ensuring that Ireland meets its air quality obligations under EU/international legislation and agreements. The DECC is currently preparing Ireland's first ever National Clean Air Strategy.
- 3.6.4 At national policy level, the National Planning Framework recognises the need to address air quality Challenges. NPF National Policy Objective 64 seeks to "improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative designs."
- 3.6.5 At regional level, the RSEs reflects the relevant NPF Goals and objectives. RPO 130 emphasises the link between air quality and human health and the need to address this through integrated land use and spatial planning. RPO 130 also supports local data collection in the development of air quality monitoring.

#### **Air Quality Monitoring**

- 3.6.6 The Environmental Protection Agency (EPA) is the competent body for coordinating ambient air quality assessment in Ireland. Whilst Local Authorities are not currently responsible for general ambient air quality monitoring, Cork County Council have, in recent years, supported the EPA in the expansion of their National Air Quality Network in Cork County. There are now 5 monitoring stations in the County; two in Cobh, one in Mallow, one in Macroom and one in Cork Harbour. Real-time data is available for these sites at [www.airquality.ie](http://www.airquality.ie).
- 3.6.7 Cork County is identified within Zone D: 'Rural Ireland' under the Air Quality Standards Regulations (2011). The EPA and partner bodies use data from the National Ambient Air Quality Monitoring Network

to assess levels of air pollutants in Ireland. Pollutants include nitrogen oxides, sulphur dioxide, carbon monoxide, ground-level ozone, particulate matter (PM10 and PM2.5), benzene, heavy metals and polycyclic aromatic hydrocarbons (PAH).

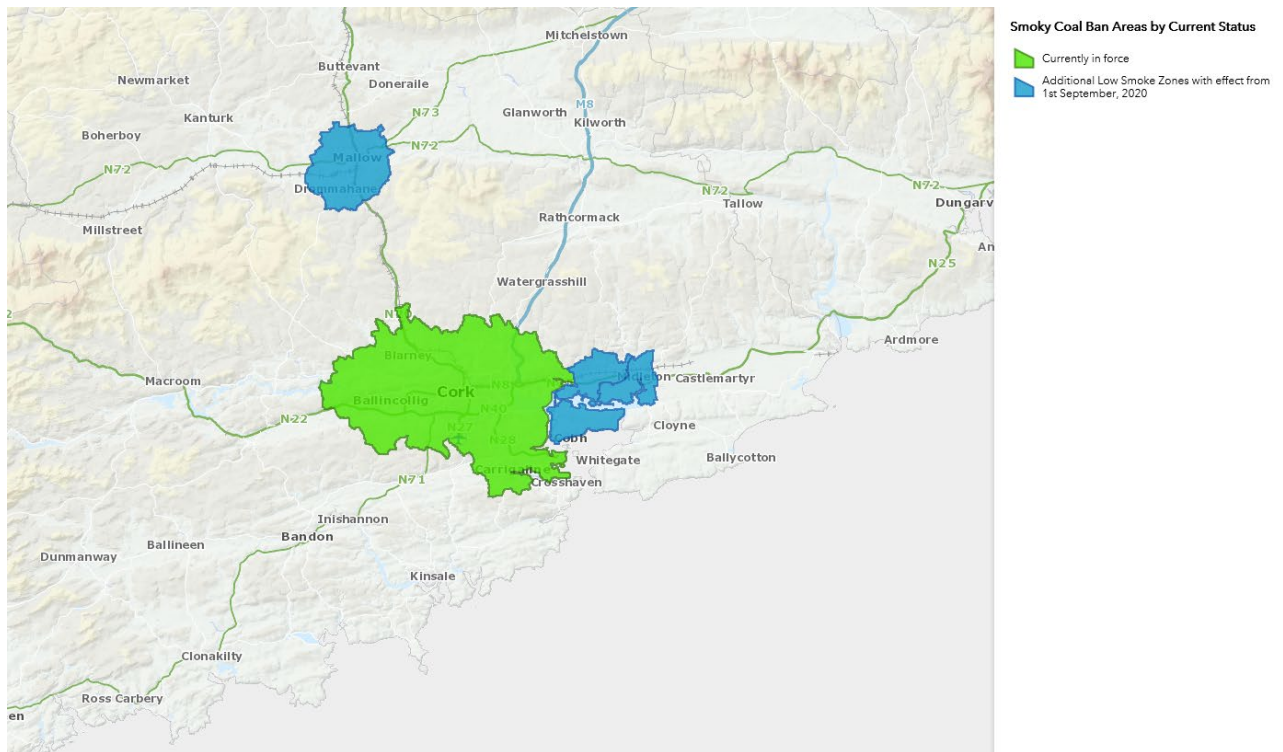
3.6.8 The EPA assesses air quality using an Air Quality Index for Health (AQIH); with a score of 7-10 being very poor, 4-6 being fair and 1-3 being good. Cork County's air quality at the various locations is generally recorded as 'fair' or 'good'. Macroom continues to have the highest rating in the County (which is generally around 7). The EPA warns that whilst Ireland's air quality may rate well by European standards, there is no safe level of air pollution and there are many localised issues of air quality that can be hidden in the overall measurements.

3.6.9 Fine particulate matter (PM) from burning solid fuel and from transport is consistently listed as the chief polluters in the monitored towns of Cobh and Macroom i.e. PM10 and PM2.5. These are suspended dust particles that, when inhaled, has an adverse effect on respiratory diseases. PM is associated with chronic obstructive pulmonary disease, bronchial asthma, strokes, heart disease and some cancers while increasing the mortality rates of these diseases.

#### Low Smoke Zones

3.6.10 The burning of bituminous coal and other smoky solid fuels is acknowledged to be a significant threat to good air quality in Ireland and the burning of low smoke alternatives has been found to have significant public health benefits. The Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2020 currently governs the ban on bituminous coal and identifies four 'Low Smoke Zones' in County Cork where the regulations apply: Cobh, Carrigtwohill, Midleton and Mallow. See Figure 3.6.1 below showing Cork's Low Smoke Zones.





**Figure 3.6.1 Smokey Coal Ban Regulation Areas in County Cork. Source: Department of the Environment, Climate and Communications website**

3.6.11 Both Cobh and Mallow have recently been designated low smoke zones, so there is air quality data for those areas. There is no air quality data for other low smoke zone areas which is a gap in the baseline at present. Monitoring activities by Cork County Council in the low smoke zones is principally the inspection of wholesale, retail and distribution outlets to ensure they are complying with statutory requirements in terms of the solid fuel products they are selling.

### Industrial and Trade Emissions

3.6.12 For industrial emissions in the County, there are currently 10 licences issued by Cork County Council under the Air Pollution Act 1987. Cork County Council has a monitoring programme whereby emissions from the licenced operators are typically sampled twice a year. Many of the licences also impose self-monitoring obligations on the operators involved.

3.6.13 As part of Cork County Council's broad air regulatory obligations, the Council is also responsible for regulation of businesses that use or generate Volatile Organic Compounds (VOCs) as part of their business process. Thus, CCC has a certification regime for Dry Cleaners, Spray Painters and Petrol

Stations. Current numbers certified are Dry Cleaners – 20, Spray Painters – 40 and Petrol Stations- 58.

3.6.14 Many of the larger industries discharging to air are licensed and monitored by the EPA. As part of the EPA's annual Air Emissions Monitoring Programme(AEMP), the Air Thematic Unit undertakes a programme of independent air emissions monitoring at licensed sites. In addition to this independent monitoring undertaken on behalf of the EPA, the licence usually requires the licensee to carry out their own periodic monitoring of air emissions to assess compliance with the emission limit values as specified in their licence and to report any issues to the EPA.

3.6.15 Within the Office of Environmental Enforcement (OEE) in the EPA, the Air Enforcement Team provides dedicated expertise in relation to emissions to atmosphere and noise as part of their licence enforcement role. The Team produces guidance to support their work and assist licensees and their consultants and contractors to comply with licence conditions.

#### **Climate Change Policy and Legislative Context (EU, National and Regional Level)**

3.6.16 Ireland's climate change policy is embedded in a wider, international and EU level policy framework which includes:

- United Nations Framework Convention on Climate Change (UNFCCC) (1992) -The framework's objective is 'to stabilise greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system'.
- Kyoto Protocol 1997- The Protocol is based on the principle of common responsibilities: it acknowledges that individual countries have different capacities in combating climate change owing to varying levels of economic development.
- The Global Covenant of Mayors for Climate & Energy- This is a voluntary, bottom-up approach for local governments to combat climate change and move towards a low emission, resilient society. Cork County Council is a signature party to the Covenant of Mayors Europe since 2012.



- EU Adaptation Strategy 2013- The strategy aimed to make Europe more climate resilient. By taking a coherent approach and providing for improved coordination, it aimed to enhance the preparedness and capacity of all governance levels to respond to the impacts of climate change. The strategy has been a reference point to prepare Europe for the climate impacts to come, at all levels.
- Paris Agreement 2015 -The Paris Agreement entered its implementation phase in 2020, and in doing so replaced the 1997 Kyoto Protocol as the framework for achievement of the objective of the UNFCCC. The Paris Agreement established goals relating to temperature, climate resilience and financial flows. Specifically, these are to hold the global average temperature increase to well below 2°C and pursue efforts to limit the increase to 1.5°C, enhance adaptive capacity and foster climate resilience and low-emission development in a manner that does not threaten food production and make finance flows consistent with a pathway towards low GHG emissions and climate-resilient development.
- United Nations Sustainable Development Goals (SDGs) 2015 - The 17 SDGs, adopted by all United Nations member states, at the heart of the 2030 Agenda for Sustainable Development, address the environmental, economic, and social challenges that all countries need to tackle by 2030 to achieve inclusive, people-centered, and sustainable development with no one left behind. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests. SDG 13 refers to the need to take urgent action to combat climate change and its impacts.
- EU Climate and Energy Framework 2021 to 2030 - This includes three components to enable progress on the mitigation of emissions: the EU Emissions Trading System, the Effort Sharing Regulation and the Land use, land use change and forestry regulation. Each component covers specific activities leading to GHG emissions and removals. These three pieces of climate legislation are to be updated with a view to implementing the net greenhouse gas emissions reduction target set out in the ‘EU Green deal’.



- EU Green Deal (2020) -The European Green Deal is a set of policy initiatives by the European Commission with the overarching aim of making Europe climate neutral in 2050. First climate action initiatives under the Green Deal include a proposal to introduce European Climate Law to enshrine the 2050 climate-neutrality objective into EU law. The European Climate Pact seeks to engage citizens and all parts of society in climate action. There is also a 2030 Climate Target Plan to further reduce net greenhouse gas emissions by at least 50% and towards 55% by 2030 (as opposed to 60% by 2050 under the Paris agreement).

3.6.17 At national level, the National Policy Position on Climate Action and Low Carbon Development (2014) sets out the national objective of achieving a transition to a low carbon economy. This was given legislative effect by the Climate Action and Low Carbon Act 2015. The Act provided for the development of a National Adaptation Framework (NAF), which was published in December 2017. The NAF requires sectoral and local adaptation strategies to be developed and the Council’s Climate Adaptation Strategy is set in this context.

3.6.18 In addition, at national level the Climate Action Plan puts in place a decarbonisation pathway to 2030 consistent with the adoption of a net zero carbon emissions target at EU level by 2050. The Climate Action Plan initiates a set of policy actions to achieve a net zero carbon energy systems objective for Irish society. It highlights the requirement for a transformational shift of our economies and societies towards climate resilient and sustainable development and a profound change in the systems and practices which support our lifestyle. It sets out that in line with the UN Sustainable Development Goals, climate action must be seen as complementary to other important policy objectives, such as promoting sustainable economic development pathways, improving energy security, and addressing air pollution impacts on human health. Many of the changes that are required will have positive economic and societal co-benefits, including cleaner air, warmer homes, and a more sustainable economy for the long term.



- 3.6.19 While Ireland's GHG emissions, with full implementation of the Climate Action Plan, are projected to decrease by an annual average reduction of 3% between 2021 and 2030, further measures are required to meet national and EU ambitions to keep the global temperature increase to 1.5°C.
- 3.6.20 In May 2019 Dáil Eireann declared a Climate and Biodiversity Emergency which recognised the urgent action needed to tackle climate change.
- 3.6.21 The Climate Action and Low Carbon Development (Amendment) Bill 2020 is a recent bill which requires (by law) a move to a climate resilient and climate neutral economy by 2050. The bill requires local authorities to prepare individual Climate Action Plans to include both mitigation and adaptation measures. It provides for annual reviews of the National Climate Action Plan and the development of a national long term climate action strategy at least once every ten years.
- 3.6.22 Project Ireland 2040 includes the National Planning Framework and the National Development Plan. The National Planning Framework's national strategic outcomes of a Transition to a Low Carbon and Climate Resilient Society (NSO 8), Compact Growth (NSO 1), Sustainable Mobility (NSO 4), and the Sustainable Management of Water, Waste and other Environmental Resources (NSO 9) ensure that climate action is enshrined in spatial planning in order to tackle Ireland's higher than average carbon-intensity per capita and enable a national transition to a competitive low carbon, climate resilient and environmentally sustainable economy by 2050.
- 3.6.23 National Planning Objective 54 also seeks to reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.
- 3.6.24 The National Development Plan established a government fund of at least €500 million (up to 2027) to further the aim of achieving Ireland's climate and energy targets.
- 3.6.25 The Programme for Government 2020 also has a strong focus on climate action including a commitment to reduce greenhouse gas emissions by 7% a year on average over the next 10 years. The Government will commit to an allocation of 10% of the total transport capital budget for cycling projects and an

allocation of 10% of the total capital budget for pedestrian infrastructure. The Government's commitment to cycling and pedestrian projects will be set at 20% of the 2020 capital budget (£360 million) per year for the lifetime of the Government. In relation to new transport infrastructure, the Government is committed to a 2:1 ratio of expenditure between new public transport infrastructure and new roads over its lifetime. This ratio will be maintained in each Budget by the Government.

3.6.26 At regional level, The Southern Regional Spatial and Economic Strategy places climate action at its heart, presenting climate change as the most serious threat to human life and the environment. It identifies three priority areas for action to address climate change including decarbonisation (RPOs 87 and 90-94), resource efficiency (RPOs95-103) and climate resilience (RPO89).

3.6.27 The Planning and Development Act 2000 (as amended), under Section 10(2)(n) Climate Action, sets out provisions for climate change. This section of the Act relates to mandatory objectives for the 'promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to

(i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,

(ii) reduce anthropogenic greenhouse gas emissions, and

(iii) address the necessity of adaptation to climate change;

in particular, having regard to location, layout and design of new development.

### Climate Change Trends

3.6.28 Enhanced levels of atmospheric greenhouse gases (GHGs), particularly carbon dioxide, have changed the Earth's energy balance, resulting in less thermal energy/heat being lost to space. This is causing global warming, which is observed as increased global average temperatures, changes in precipitation patterns, mean sea level rise and changes in the character of weather extremes. Climate change refers to this change in climate patterns, particularly apparent from the mid to late 20th century onwards,



attributed largely to the increased levels of atmospheric carbon dioxide (CO<sub>2</sub>) produced by the use of fossil fuels, resulting in impacts around the globe.

3.6.29 Met Eireann's data suggests Ireland is about 1 degree warmer now than it was 100 years ago which is attributed to greenhouse gas emissions that are warming the planet. 2019 was the ninth consecutive year with temperatures in Ireland above normal. The winter of 2018/2019 was the warmest winter on record in Ireland in 119 years. According to the Intergovernmental Panel on Climate Change, global warming is likely to reach 1.5°C between 2030 and 2052 if it continues to increase at the current rate.

3.6.30 County Cork is experiencing the impacts of climate change, including more frequent and extreme weather events e.g. the River Bandon Flood in 2015 and the River Lee Flood in 2009. In addition, extensive periods of drought have led to shortages in water supply in settlements across the county, most notably in the summer of 2018. Table 3.6.1 below lists some of the extreme weather events in Cork 1987-2018 which have impacted on the Council's services, including roads, environment and water services, over the last number of years, and have required urgent responses.

<b>EXTREME WEATHER EVENTS</b>	<b>DESCRIPTION</b>
Coastal flooding	February 2002: Cork City Flooding
Coastal storms	February 1990: Severe gusts and heavy rainfall January 1993: Severe gusts and heavy rainfall
Extreme heat	Summer 1995: Warmest weather since 1955 Summer 2006: Warmest weather since 1995 Summer 2018: High temperature & drought conditions
Freezing conditions	December 2010: Cork recorded -7.2 degrees March 2018- Storm Emma- -7.0 degrees recorded at Cork Airport
Groundwater flooding	January 2016: N25 flooded between Killeagh and Castlemartyr
Heavy snowfall	January 1987: 12cm of snow at Roches Point

	March 2018: 14cm of snow at Cork Airport- Beast from East & Storm Emma
Pluvial flooding	June 2012: Douglas August 1997: Freemount
Storm force winds/ windstorms	February 1988: Gusts in excess of 84 Knots recorded at Cork Airport January 1991: Gusts in excess of 68 knots recorded at Roches point October 2017: Hurricane Ophelia.

**Table 3.6.1 Extreme weather events in Cork 1987-2018 Source: Cork Climate Adaptation Strategy 2019-2024**

3.6.31 Other specific events arising from the effects of climate change in County Cork in the recent past are listed below:

- Subsidence of a bridge structure at Barleycove Causeway after a flood/rainfall event in September 2015;
- Clonakilty required tankering of water due to drought conditions in Summer 2018;
- Survey data from 2012-2014 indicates that 62% of critically damaged bridges in Cork showed failure due to bridge scour as a consequence of increased rainfall intensity and larger flows; and
- Spread of alien invasive species in riparian areas throughout the County as a result of extensive flooding.

#### Climate Change Policy Response (Local Level)

3.6.32 Mitigation and adaptation are important strategies in responding to climate change. Under the National Adaptation Framework, every Local Authority is required to develop a Climate Adaptation Strategy for the period 2019-2024. Cork County Council’s Climate Change Adaptation Strategy was adopted in



September 2019 and sets out the Local Authority's strategic priorities, measures and responses for climate adaptation in the county over the next 5 years with the aim of building resilience and preventing the worst of risks. The Climate Adaptation Strategy is the first of its type for Cork County Council.

3.6.33 A key action set out in the Cork's Climate Adaptation Strategy 2019 is the requirement to mainstream climate change adaptation into all of the Council's plans and policies including this County Development Plan. A climate risk register has also been compiled as part of the strategy and it sets out actions to minimise impacts from extreme weather events.

3.6.34 Cork County Council is a signatory to the Climate Action Charter for Local Authorities, signed in 2019 which sets out a common understanding in relation to climate change, acknowledgement of the need for a whole of government approach to address climate change, and acknowledges specific local government supports of central government in relation to climate change.

3.6.35 The Council is also a signatory, since 2012, of the Global Covenant of Mayors for Climate and Energy. Signatories pledge action to support implementation of the EU 40% greenhouse gas-reduction target by 2030 and the adoption of a joint approach to tackling mitigation and adaptation to climate change.

3.6.36 Cork County Council is also the lead authority in a shared service guiding other Councils in the Atlantic Seaboard South Region as they plan for Climate Action. The CARO had a key role in assisting and coordinating the preparation of county level adaptation strategies. It is mandated to

- Drive Climate Action & Build Capacity within Local Government Sector
- Coordinate Engagement across Various Agencies and Government Departments
- Translate Sectoral Efforts to Local Level
- Build on Climate Action Experience & Expertise

## Noise

3.6.37 Legislation controlling the impacts of environmental noise is set down in the Environmental Noise Directive 2002/49/EC and S.I. 140 of 2006 commonly referred to as the 'Environmental Noise

Regulations'. The Noise Regulations 2006 transposed the Directive into Irish law and require that strategic noise maps be produced for large urban areas, major transport corridors and airports above certain thresholds. The EPA has prepared strategic noise mapping which includes the Cork agglomeration, Cork airport, major roads and major rail networks in Cork, in the form of noise contours for the  $L_{den}$  (day, evening, night) and  $L_{night}$  (night) periods.

3.6.38 Cork County Council have prepared two action plans relating to noise as follows:

- Cork County Noise Action Plan for Major Roads 2018-2023 ; and
- The Cork Agglomeration Area Noise Action Plan 2018 – 2023.

3.6.39 The Noise Action Plan for Major Roads found that less than 1% of the population in the Cork County Noise Action Planning area are being exposed to noise levels above the acceptable level for road traffic noise set by the EPA. This is down from 5% in the 2013-2018 Noise Action Plan. It equates to 93 properties in County Cork that are exposed to noise levels above the acceptable level. These properties have been put on a priority list for further assessment with noise mitigation measures to be explored. Each property is mapped and listed in Appendix 5 of the Cork County Noise Action Plan for Major Roads 2018-2023.

3.6.40 Overall, the development management system / planning application process is relied upon to protect the acoustic environment by assessing the noise impacts of any new development on people, habitats etc. Cumulative noise impacts are assessed under EIA and AA. Noise from existing development is generally not monitored and relies on complaints being made to the Council's Environment Directorate to investigate noise issues on a case by case basis.

3.6.41 Overall, noise levels close to major roads and train lines have been predicted and mapped so there is some level of information relating to noise in the County available. However, real-time 'on-the-ground' noise monitoring is not being undertaken. The complaints procedure managed by the Council's Environment Directorate or the EPA reacts to complaints about environmental noise.



## Existing Challenges

- 3.6.42 There is the realisation that air quality in Ireland may not be as good as previously thought. Nationally, the EPA monitoring and research shows that Ireland has air quality issues that need to be resolved which mainly relate to the burning of solid fuels for home heating, emissions from transport (especially from diesel and petrol engine passenger cars) and ammonia-related emissions from livestock farming. The need for a National Clean Air Strategy supported by the higher WHO standards is now recognised as more pressing than ever. The publication and roll-out of actions as part of the National Clean Air Strategy will be a necessity.
- 3.6.43 Whilst Cork has a long coastline with off-shore winds etc. air quality in County Cork is likely to be poorer than previously thought particularly in inland towns and villages. There are only five monitoring stations in the whole of the County so there are large gaps in air quality data. Of the data available, it showed poor air quality in a number of locations at various times. Macroom's air quality was found to exceed the levels of PM10 (related to transport emissions) four times in January 2020 for example. Of the limited data available, it does indicate that Cork has some localised air quality issues in urban areas that need to be resolved. It is also recognised that there is a significant data gap regarding agricultural emissions; with no data available on ammonia emissions from agriculture. This is more significant in Cork County given that well over half of the land cover in the County is pasture land.
- 3.6.44 Whilst there are gaps in the air quality monitoring data across the county, it is well-known that nature-based solutions, blue green infrastructure and vegetation support good air quality in urban areas. Trees naturally remove pollutants from the air and help better manage urban micro-climate. Significant behavioural change and increased awareness of the harm of air pollution is also needed to support 'clear air' in the County and beyond. This means transformative change is required to prevent people being exposed to unacceptable levels of pollution by supporting public transport, walking and cycling as more favourable modes of transport to the private car and the promotion of energy efficient buildings and homes and innovative design and energy solutions.
- 3.6.45 In terms of climate change, this challenge is a cross cutting issue which impacts on biodiversity, habitats, species, fisheries, aquaculture, tourism, economic development, employment, water quality, water



safety, infrastructure, flood risk and people. Cork County is especially vulnerable to climate change given its long coastline.

3.6.46 The Climate Change Advisory Council's Annual Review 2020 identifies that Ireland did not meet its 2020 targets and will require huge efforts to meet its existing 2030 targets. It is recognised that there is no overarching national environmental policy position and there are gaps in the policy direction at national and regional level and it is therefore a challenge for local authorities to translate these into real tangible climate targets at local level.

3.6.47 The electricity sector is responding in Cork County, but other sectors have not delivered emissions reductions on the scale required and these remain a big challenge for the Draft Plan. Reducing emissions requires far-reaching transformative change across the whole economy, including in agriculture, energy, transport, waste, land use, food, buildings and industry.

3.6.48 In terms of noise, the EPA recognises that there are no national noise guidance documents for local authorities, and it is needed to support and promote the proactive management of noise where it is likely to have significant adverse impacts on health and quality of life. The guidance would also help to implement the noise objective in Project Ireland – National Planning Framework 2040 and should also consider the 2018 WHO noise and health guidelines.

#### **Likely Evolution in the Absence of the Development Plan**

3.6.49 In the absence of a County Development Plan, there would be no framework for the location of new development and consequently, uncontrolled dispersed development would be likely to occur. There would also be missed opportunities relating to energy efficiency, renewable energy and reduction in local transport related emissions due to a lack of integrated land-use and transportation policies and wind strategy.

3.6.50 The Plan also encourages the integration of land use and transport in order to minimise the use of road transport and promote the use of alternative forms of transport such as bus, rail, cycling and walking.



In the absence of these policies, greenhouse gas emissions would increase contrary to our national and international commitments.

## 3.7 Material Assets

### Overview

- 3.7.1 Material assets primarily relate to the infrastructural assets that enable a settlement to function as a place to live and can be taken to mean infrastructure also including settlements (towns and villages etc.), transport, energy supply and utilities including water services.
- 3.7.2 This section deals with Transport, Waste and Energy. Water Supplies and Wastewater Treatment infrastructure are dealt with under Water, archaeological and architectural heritage under Architectural, Archaeological and Cultural Heritage and natural resources of economic value such as air in Air and Climatic Factors within this chapter.

### Transport

- 3.7.3 Transport infrastructure in the County has the potential to support reductions in energy demand from the transport sector, including through electrification of modes. It also has the potential to contribute to improving air quality and biodiversity.
- 3.7.4 County Cork has a dispersed settlement pattern and low population density as discussed in the population and human health section. This poses challenges for encouraging a modal shift away from car travel to active travel and public transport.
- 3.7.5 From an analysis of Census 2016 Data work for Background Document No. 8 Transport and Mobility it is evident that at a County level, modal shift away from car use is not being achieved. Sustainable travel modes usage is falling, and car usage is increasing. The current planning policies are therefore not achieving any gains in relation to national targets for sustainable travel but rather are losing ground.

3.7.6 This changed political and policy environment creates both a need and an opportunity for the development of implementable and measurable policies which can achieve such modal shift. It should also create an environment of acceptance of such policies.

### Active Travel

3.7.7 A Greenway is defined as a combined off-road cycle and walking route and/or recreational trail developed along abandoned rail lines, utility corridors, or other natural linear open spaces such as riverbanks. A 2km Greenway opened in 2019 linking Clonakilty town to the technology park outside the town. Further, in June 2019 funding of €8 million for the Middleton to Youghal Greenway was announced.

3.7.8 Cork County Council currently supports four significant walkways in Cork which include The Blackwater Way (168k linear long distance walking route), Ballyhoura Way (98 K long distance walking route), The Beara Way (196 k circular route) and The Sheeps Head Way (88 k circular walking route).

3.7.9 To create a modal shift towards active travel there is a need for better local walking and cycling routes for use of daily commuters and for monitoring of creation and usage to take place.

### Public Transport

3.7.10 Cork County covers a large geographical area with a large, dispersed network of settlements and in general is starting from a low base in public transport provision. The established settlement pattern necessitates a high dependence on private car transport which will make achieving targets in relation to modal shift particularly challenging.

3.7.11 The main modes of public transport within County Cork are by bus and rail. There is one ferry service from Glenbrook to Carrigaloe which runs daily from 06:30 to 21:30 and takes approximately 5 minutes.

### Rail Services

3.7.12 Cork benefits from an Intercity Service between Cork Kent Station and Dublin which stops at Mallow and Charleville. Journey time from Cork Kent Station to Dublin Heuston is about two and a half hours and there are on average 16 inter-city services each day at hourly intervals. From Mallow there are



connections onwards to Tralee also serving Banteer and Millstreet. The Commuter Service operates from Cork Kent Station to Midleton, Cobh and Mallow. Figure 3.6.1 shows a map of Cork Commuter Rail Services from Irish Rail.

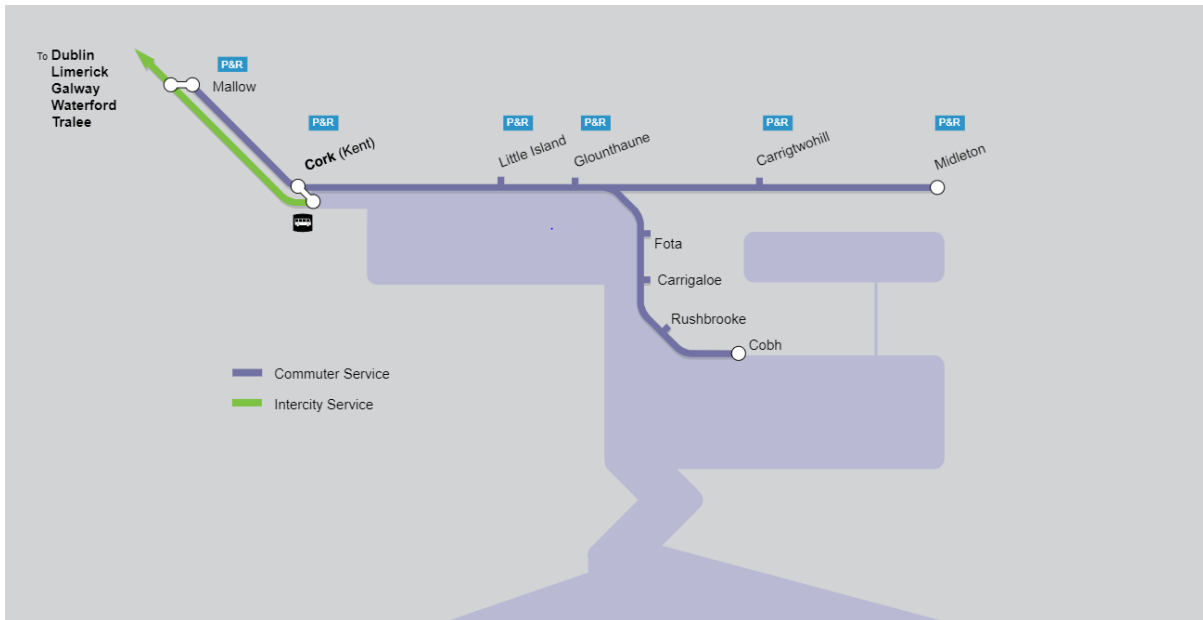


Figure 3.6.1 Map of Cork Rail Services

3.7.13 An additional rail station has been proposed in the Strategic Development Zone Masterplan at Monard, between the City boundary and Blarney to serve a planned new settlement for about 12,500 people. Further potential stations are earmarked for Water Rock, Midleton, Carrigwohill West and Ballyadam, and Ballynoe, Cobh.

### Bus

3.7.14 Bus Eireann operate Expressway and local bus services in Cork. Expressway routes link Cork City to Killarney, Limerick, Dublin and Waterford.

3.7.15 In most parts of the County, including Metropolitan Cork, the bus is the primary mode of public transport. Bus Eireann are the national operator providing Intercity and local services. However, there are also private operators providing services for local communities often linking with main cities such as Cork, Limerick and Dublin.

3.7.16 Mapping both the public and private operated routes for County Cork would provide a fuller picture of existing services and frequencies.

3.7.17 Local Link provides a combination of scheduled Public Transport services and door-to-door services focusing on the prioritising of Older People, Youth and People with Disabilities.

3.7.18 Service improvements are critical if they are to offer a realistic alternative to the private car. In Metropolitan Cork an upgrade of service frequencies linking metropolitan towns with Cork city centre is critical. The introduction of new services on routes linking the metropolitan towns and the suburban rail network directly with key employment locations in the city also needs to be promoted.

3.7.19 Outside Metropolitan Cork the County's Interurban bus network is the primary form of public transport for the main towns. As with rail, there is a need to enhance the accessibility and connectivity of the bus network to other public transport, active travel and private car modes. This may include provision of car parking, EV charging, carpooling facilities, car sharing facilities, secure, sheltered bicycle parking, public bike sharing facilities, cycle maintenance station or other appropriate facilities where appropriate.

3.7.20 The following sustainable travel projects were recently completed by Cork County Council's Traffic and Transportation Department with a total Investment: €10m

- Old Carrigaline Road Traffic Calming Scheme
- Pedestrian Access to Scoil Mhuire, Crosshaven
- Island Cross junction upgrade
- Little Island Capacity Improvement Scheme
- Accessible Bus Stops, Skibbereen
- Grange Manor bus turning area, Ovens
- Cogan's Corner Upgrade (junction upgrade including new pedestrian crossing points, widened footpaths and formalized parking zones)
- Cobh Taxi Waiting system (traffic light based)
- Cobh Bus Connects - works to facilitate scheme Inniscarra Bridge signalization
- Kinsale Bus Facilities (including bus stop, bus shelter and associated footpath connectivity)



### Cork International Airport

3.7.21 Cork Airport, located within the Cork City Boundary, provides a key link to International locations across the UK, Europe and beyond.

### Ports and Harbours

3.7.22 County Cork has an extensive coastline and has a number of important ports and harbours which form part of the key asset base for the county and are of importance for economic, social, recreational and cultural reasons. Cork Harbour has long been associated with industrial development and marine leisure activities and its potential for further development, particularly around cultural and recreational tourism and amenity is increasingly recognised.

3.7.23 The National Ports Policy (2013) identifies three ports in Ireland -Dublin, Cork and Shannon Foynes - as being Ports of National Significance (Tier 1). These are the ports that are responsible for at least 15% to 20% of overall tonnage through Irish ports and have clear potential to lead the development of future port capacity in the medium and long term. The continued commercial development of these three Ports of National Significance (Tier 1) is a key objective of National Ports Policy.

3.7.24 The Port of Cork Company is one of only two ports, the other being Dublin, capable of handling traffic across all five principal traffic modes (LoLo, RoRo, Break Bulk, Dry Bulk and Liquid Bulk). It handles approx. 19% of all seaborne trade in the State. It is second only to Dublin in its importance in the LoLo sector, handling around 21% of all LoLo traffic in the State (IMDO, 2012a). In 2012 the total traffic in volume terms amounted to 9.05 million tonnes. The company has an ongoing investment programme in port facilities and handling equipment and has invested €103 since its incorporation in 1997. In recent years the Port has invested in improvements to the cruise facilities in Cobh and in 2019, the Port of Cork welcomed 100 cruise liners, carrying in excess of 240,000 passengers and crew to the region.

3.7.25 The Port of Cork's Strategic Development Plan Review, published in 2010, outlined the company's intention over time to relocate commercial trade to the lower harbour area at Ringaskiddy and this port re-development is now nearing completion.

3.7.26 Bantry Bay, Castletownbere, Kinsale and Youghal are also important ports in the County for receiving and exporting of goods. Smaller harbours at Union hall and Ballycotton are also important fishing ports.

### Road Infrastructure

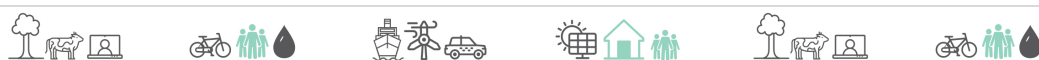
3.7.27 The road network within the county comprises national, regional and local roads. Several National routes serve the county, and many converge on the Southern Ring Road N40 which bypasses Cork city centre to the south. This ring road plays an important role in providing strategic connectivity for the region, connecting the Rosslare/Waterford (N25) and Dublin Roads (M8) with the city and southwards to Ringaskiddy (N28), the Airport and West Cork (N27 and N 71) and westwards to Kerry (N22) All the routes are of Motorway or dual carriageway standard approaching the city boundary. Connectivity with the N20 Cork to Limerick road is provided via the Northern Ring Road through the northern city suburbs of Mayfield and Blackpool.

3.7.28 The National Secondary Route N72 runs east /west to the north of the County connecting Waterford and Killarney via Mallow and Fermoy, while the N73 connects Mallow and Mitchelstown.

3.7.29 As advised above there is concern about the over reliance on the car as a mode of public transport within the County. Emissions of greenhouse gases and acidifying gases from the road transport sector contribute significantly to national emissions. There is a strong need for measures to encourage modal shift away from private cars and encourage more informed decision making and consumer choices in relation to distance travelled and the vehicles/ fuels employed by citizens.

3.7.30 National Development Plan Transport Investment: 2018-2027 National Roads Programme Funding has been committed for the progression of a number of roads projects under Project Ireland 2040 and the National Development Plan 2018-2027. Most significantly the NDP gave commitment to the delivery of the M20 Cork to Limerick Motorway which is key to delivering enhanced regional accessibility and is currently at Route Selection stage. Further projects referenced are listed in table 3.6.1.

3.7.31 The RSES supports the national schemes for Cork whilst also advocating the provision of two strategic regional priority projects (Cork Northern Ring Road and Improved access between the N25 and Cobh



(including R624 to Marino Point and Cobh)); and those regional and local road improvements listed in the Table 3.6.1.

3.7.32 The provision of Electric Vehicle Charing Infrastructure is important for assisting a move away from fuel combustion engines as part of the drive to reduce emissions associated with transport.

Table 3.6.1: Status of support for proposed road projects (Source TII)

Project	National Development Plan 2018-2021	RSES
M20 Cork to Limerick Motorway	✓	✓
N8/N25 Dunkettle Interchange	✓	✓
N28 Cork to Ringaskiddy Road	✓	✓
the N22 Ballyvourney to Macroom Road	✓	✓
N20 Mallow Relief Road	✓	✓
N25 Carrigtwohill to Midleton Road	✓	✓
Cork Northern Ring Road		✓
N25 and Cobh (including R624 to Marino Point and Cobh		✓
Cork Northern Distributor Road		✓
Carrigaline Western Distributor Road		✓
Upgrade of the R624 Regional Road linking N25 to Mario Point and Cobh and designation to National Road Status		✓



Upgrade of the R586 Regional Road from Bandon to Bantry via Dunmanway and support for designation to National Road Status.		✓
Upgrading of the R572 linking Castletownbere Port to the N71		✓

### Waste Management Facilities

3.7.33 National policy on waste management is set out in “A Waste Action Plan for a Circular Economy – Ireland’s National Waste Policy 2020-2025”, published in September 2020 and this sets out the measures through which Ireland will move to becoming a circular economy, with a clear focus on resource efficiency. There are many benefits of achieving a Circular Economy for County Cork, which include job creation, limiting habitat and biodiversity loss and slowing down global warming.

3.7.34 Regarding household recycling the Southwest Management Plan indicates that Cork has been achieving and exceeding targets. The next steps are avoid waste in the first instance.

3.7.35 The County has 12 civic amenity sites, located at Bandon, Castletownbere, Clonakilty, Derryconnell, Kanturk, Macroom, Mallow, Millstreet, Raffeen, Rossmore, and Youghal. There is a network of 120 bring centres throughout the county for the collection of dry recyclables.

### Hazardous Waste

3.7.36 The EPA has prepared a National Hazardous Waste Management Plan (2014-2020) which focuses on preventing and reducing the generation of hazardous waste; maximising the collection of hazardous waste with a view to reducing the environmental and health impacts of any unregulated waste; encourages increased self-sufficiency in the management of hazardous waste including a reduction in export and finally minimising environmental, health social and economic impacts of hazardous waste



generation and management. The Plan also places an onus on Local Authorities to deal with contaminated land within the Development Plan and Local Area Plan process, where it arises in their jurisdiction.

### **Renewable Energy**

3.7.37 Under EU Directive 2018/2001, renewable energy refers to energy from renewable non-fossil sources, namely wind, solar (both solar and solar photovoltaic) and geothermal energy, ambient energy, tide, wave and other ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogas.

3.7.38 An Board Pleanála granted permission to Indaver to build a waste-to-energy facility at Ringaskiddy in 2018. This decision is subject to legal challenge. It would treat household, commercial, industrial, non-hazardous and suitable hazardous waste and would have the potential to generate approximately 18.5MW of electricity for export to the national electrical grid.

### **Transmission Network**

3.7.39 EirGrid, is a state-owned company, responsible for managing and operating Ireland's transmission grid. The transmission grid needs to ensure a secure supply of electricity. They are currently transitioning to ensure that 70% of our energy is from renewables by 2030.

3.7.40 The Celtic Interconnector is a planned subsea link that will allow the exchange of electricity between Ireland and France. Ballyadam near Carrigtwohill in East Cork has been selected as the site of the connector station. This will be significant not only for the local electricity supply but for the whole island.

3.7.41 Ireland remains heavily dependent on fossil fuels and there is currently a need to import almost all the country's energy needs at a significant financial cost to the economy and the environment.

### **Waste Water Treatment Infrastructure**

3.7.42 In parts of County Cork there is a lack of appropriate wastewater treatment infrastructure, where existing facilities are overstretched or where they do not treat wastewater to a sufficient degree.

3.7.43 In some areas residential development has preceded the provision of wastewater or has resulted in cases where the capacity of existing treatment facilities has been exceeded and put under increasing pressure. This is becoming a significant consideration around the county but particularly for the towns within the River Blackwater Catchment and the also the Lower Cork Harbour Towns. Some improvements have been made of late through investment by Irish Water, but more is required to ensure water quality meets the required national and European standards.

#### Water Services

3.7.44 A Water Services Capacity register has been prepared which contains all the relevant data regarding available capacity, investment requirements and areas where environmental sensitivities are present and may require further investigation and works. A summary of this capacity Register is given as part of the Water baseline above. Cork County Council is working in conjunction with Irish Water, (See Water Services Background Document for more info).

#### Existing Challenges

3.7.45 A significant modal shift from car use to public transport and active travel modes is vital to facilitate a functioning economy and to lower greenhouse gas emissions. This will require investment in material assets such as footways, dedicated cycle ways and greenways to encourage active travel as an alternative travel option.

3.7.46 A dispersed settlement pattern and low population density limits the opportunity for journeys to be undertaken by public transport, walking, or cycling. If development continues to be oriented around the car as the primary means of transport then issues such as urban sprawl, traffic congestion, long commutes and social exclusion will increase in significance.

3.7.47 In terms of public transport there is a need to optimise the benefits of the investment which has taken place in the suburban rail network by ensuring development land along the rail corridor is prioritised for development and infrastructure needed to facilitate this is delivered. Integration of Kent station with the bus network is also needed to facilitate onward travel to other parts of the city. Within the wider city



hinterland existing public transport services do not provide a realistic alternative to the car for journeys to work and in the absence of improvements to the basic service this is unlikely to change significantly.

3.7.48 Infrastructure projects required for road improvements are listed above and would alleviate air quality issues in some part of the county.

3.7.49 Economically, the continued development of the Port of the Cork and the development of employment uses within the wider harbour area would confer many benefits on the county and the region. Cork Harbour is also the focus on many land and marine based tourism, recreational and amenity activities and there are plans to develop these further in the future. The harbour is also home to many important habitats and species which are designated for protection and is an area rich in biodiversity, culture and heritage generally. The cumulative impacts of the intensification of all these activities within the harbour area is potentially very significant and because of the diverse nature of the uses and stakeholders involved in the development of the harbour it can be difficult to prioritise development and co-ordinate activity within the harbour area.

3.7.50 Census data has been used and it is acknowledged that whilst it is the most robust data available at present, it does not necessarily present the fullest picture of current transport patterns in Cork.

#### **Likely Evolution in the Absence of the Development Plan**

3.7.51 In the absence of the County Development Plan there would be no framework directing development and associated requirements such as active travel infrastructure, public transport investment and new roads to the appropriate locations, protecting the land needed to safeguard such infrastructure and provide new infrastructure or for balanced the competing demands of different activities in an area.

### **3.8 Architectural, Archaeological and Cultural Heritage.**

#### **Overview**

3.8.1 Cork County has a rich and diverse cultural heritage that includes archaeological sites, villages and townscapes and the buildings they contain. Cultural heritage also includes intangible items. UNESCO defines these as “the practices, representations expressions, knowledge, skills – as well as the instruments, objects, artifacts and cultural spaces associated therewith – that communities, groups and,

in some cases, individuals recognise as part of their cultural heritage”. Our cultural heritage is constantly evolving and being created as it is transmitted from generation to generation in response to environment, interactions with nature and history and provides us with a sense of identity and continuity. The protection of our heritage not only has environmental benefits for the quality of life of the people of Cork, but it also brings economic benefits by providing important tourism assets for visitors to enjoy.

### Archaeological Heritage

- 3.8.2 Archaeology is the study of the past through the collection and investigation of monuments and artefacts. Archaeological heritage is defined as including structures, places, caves, sites, features or other objects, whether on land, underwater or in the inter-tidal zones. Cork County has a vast resource of archaeological heritage with over 19,000 monuments registered throughout the County. Monuments span a range of pre-historic eras from the bronze age, iron age, Christian and Medieval periods. Archaeological features are part of our historic landscape and help us gain knowledge and understanding of the past.
- 3.8.3 Archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts.
- 3.8.4 The main method of protection is through the Record of Monuments and Places (RMP) which was established under section 12 of the National Monuments (Amendment) Act 1994. It is an inventory, of sites and areas of archaeological significance, numbered and mapped. It is available from the National Monuments Service and at [www.archaeology.ie](http://www.archaeology.ie).
- 3.8.5 A number of monuments are designated National Monuments, these tend to be in State or Local Authority ownership/guardianship or are subject to a preservation order. Cork County has 168 sites designated as National Monuments.
- 3.8.6 Figure 3.7.1 indicates the distribution of recorded monuments within the county. The County has the highest concentration of National Monuments (168 in total) and these are listed in Volume 2 of the Draft Development Plan. Within the network of settlements designated for growth, a number of towns



are subject to zones of archaeological potential for their historic significance. These include Bandon, Buttevant, Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibberen and Youghal. Some of these towns are also walled towns and subject to national policy and guidelines regarding “walled towns” (Youghal, Bandon, Kinsale & Buttevant) (National Policy on Town Defences, Department of Environment, Heritage and Local Government, 2008).



# Cork County Council SEA Baseline - Sites and Monuments Record (SMR)

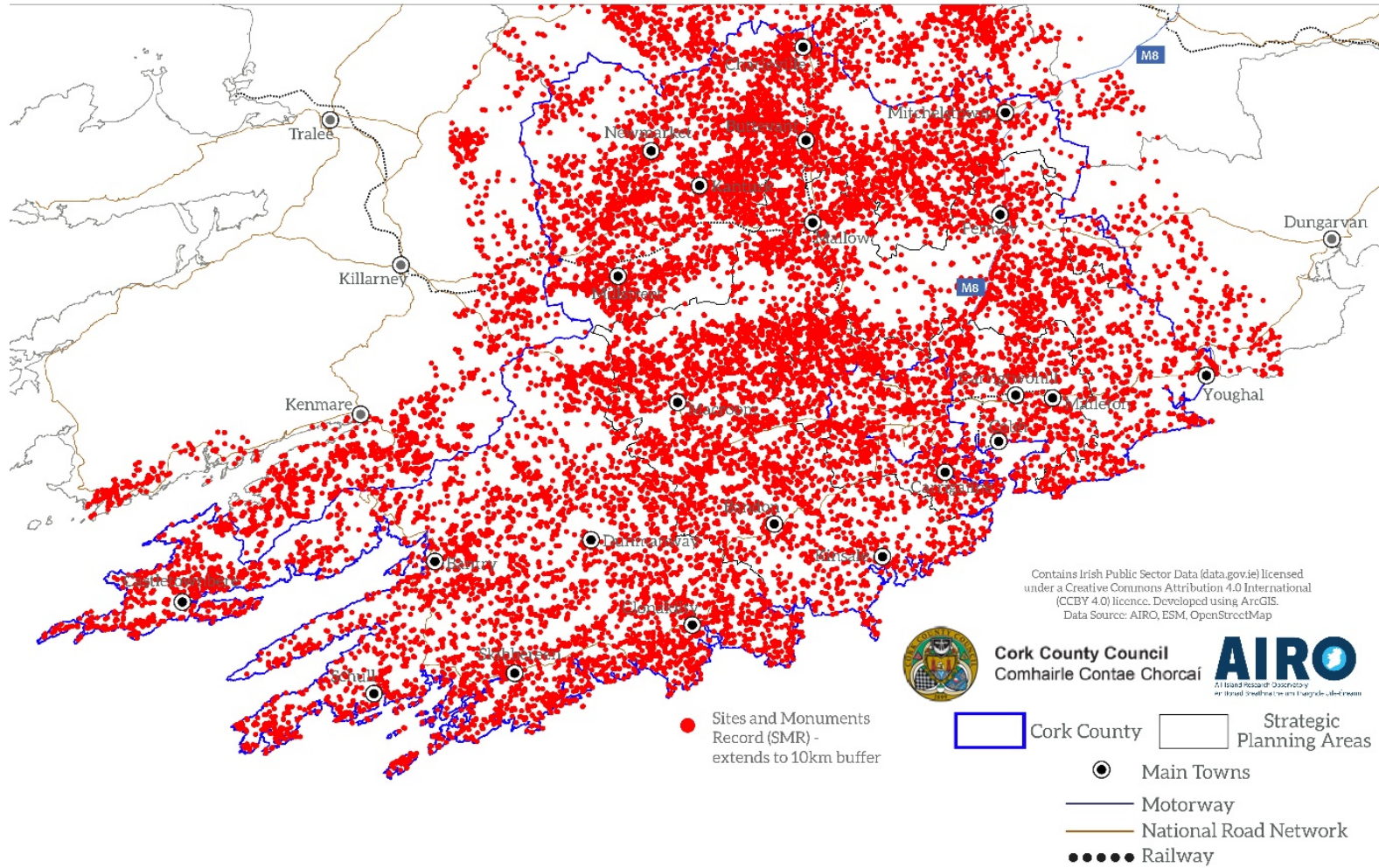


Figure 3.7.1: Recorded Monuments





- 3.8.7 County Cork has a wealth of industrial archaeology and this is protected through the archaeological record.
- 3.8.8 Underwater Archaeology is now recognised as an important element of our cultural heritage. Given the coastal geography of County Cork and the significance some of the County's coastal ports and towns played in historic events over the centuries there is very high potential for underwater cultural material in the form of shipwreck remains and associated artefactual materials. There is a database of shipwrecks on and off the Irish coast. Shipwrecks over 100 years old are now protected under new legislation dealing with Underwater Archaeology. There are 100 registered in County Cork and 78 of these are over 100 years old. This is a valuable part of our historical and archaeological heritage.
- 3.8.9 Some of the coastal towns may have been subject to reclamation and infrastructure may have been developed to facilitate the maritime landscape. Maritime artefacts such as quays, jetties, anchorages, access routes to the sea etc are all important cultural heritage resources.

#### **Architectural Heritage**

- 3.8.10 The Planning and Development Act sets out the requirements for County Development Plans to protect structures of "architectural, historical, archaeological, artistic, cultural, scientific and technical interest" by including a Record of Protected Structures (RPS) or the designation of Architectural Conservation Areas (ACAs) to protect areas of townscape value. Under the legislation structures or buildings listed together with their setting and attendant grounds are awarded protection.
- 3.8.11 There are currently 2413 structures on the RPS as part of the Draft Development Plan. A variety of structures are protected, and these include bridges, mansions, shop fronts, post offices, gate lodges and buildings dating from the 1500s to the 1990s. Figure 3.7.2 illustrates the distribution of protected structures throughout the County.
- 3.8.12 There are 41 Architectural Conservation Areas designated within the Draft Development Plan. Under the Planning Act it is an objective to protect the special character of an area which generally comprises

of a collection of buildings and their setting and in many cases may include a historic demesne or park. Some of these are within settlements designated for growth.

3.8.13 The National Inventory of Architectural Heritage (NIAH) is a State initiative under the administration of the Department of Culture, Heritage and the Gaeltacht and was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister of Culture, Heritage and the Gaeltacht to the local authorities for the inclusion of particular structures in their Record of Protected Structures. The NIAH includes historic gardens and designed landscapes and sites within the county are shown at figure 3.7.3. Similar to the general spatial spread of archaeological heritage, clusters of architectural heritage are indicated within already developed urban and suburban areas.



# Cork County Council SEA Baseline - National Inventory of Architectural Heritage (NIAH)

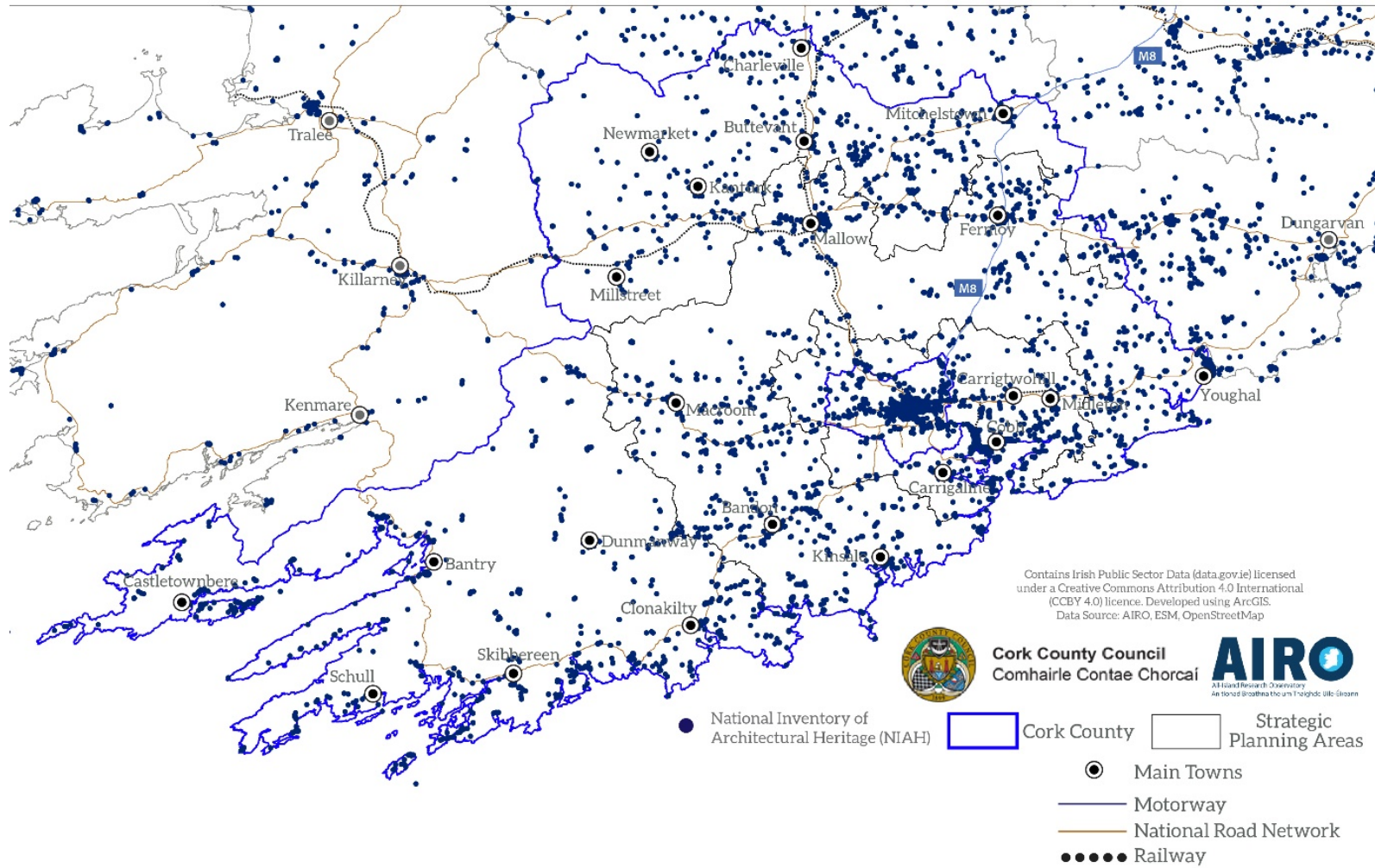


Figure 3.7.3: Map of National Inventory of Architectural Heritage



### Tree Preservation Orders (TPO)

- 3.8.14 A TPO enables Local Authorities to preserve any single tree, or group of trees, and brings them under planning control. TPOs are only made if it appears that a tree, or group of trees, need to be protected in the interests of amenity in the environment. There are six tree preservation orders in the county.
- 3.8.15 The ‘Heritage Trees of Ireland’ project is an initiative which recorded and mapped Irish trees creating a database of trees of biological, cultural, ecological or historical interest because of their age, size or condition. The project was led by the Tree Council of Ireland, in association with the Irish Tree Society and Crann, and was part-funded by the Heritage Council. This database is available on the National Biodiversity Data Centre ([Heritage Trees of Ireland - Datasets - data.gov.ie](https://data.gov.ie/datasets/heritage-trees-of-ireland)).
- 3.8.16 46 trees on the list are located within the County.

### Gaeltacht

- 3.8.17 Parts of County Cork lie within the Gaeltacht which includes Oileán Chléire (Cape Clear Island), an area west of Macroom and adjoining the Kerry border including Baile Bhuirne (Ballyvourney) and Béal Atha an Ghaorthaigh (Ballingeary). These areas have a distinctive cultural heritage which includes the Irish language but also traditions and music which requires protection.

### Existing Challenges

- 3.8.18 The archaeological heritage of the county is a non replaceable resource which is generally protected by legislation. Increased development pressure raises the potential for impact on the archaeological resource of the county unless properly assessed, managed, and mitigated. There are some 1,500 new archaeological monuments listed on the Record of Monuments and Places since 1994 but these are outside the scope of the National Monuments Act. Similarly, the protection of battlefields, ambush sites, industrial and maritime archaeology are recognised as important elements to the historic landscape but are vulnerable to destruction due to limits in the scope of archaeological legislation.

3.8.19 The architectural heritage of the county is a finite resource. While County Cork has an extensive list of structures on the RPS, the completion of the NIAH has highlighted that there is an extensive list of additional buildings which may be worthy of inclusion, some of which are deemed to be of national importance. They may be vulnerable to inappropriate alteration, extension or intervention and may lead to loss of important elements of our cultural heritage. Many protected structures are threatened by neglect and deterioration where they lie vacant and unused and this can be a more difficult issue to address.

#### Likely Evolution in the Absence of the Development Plan

3.8.20 In the absence of the Plan a large number of archaeological sites which do not fall within the National Monuments Act would have no means of protection. The County Development Plan can include policies to protect all sites of archaeological value.

3.8.21 Without a strategic framework to direct population growth, development could occur in a haphazard manner negatively impacting on important cultural assets of the County, some of which are of international and national importance. The allocation of growth to historic settlements can help secure the future of heritage structures through appropriate use.

## 3.9 Landscape

### Overview

3.9.1 Article 1 (a) of the European Landscape Convention provides a definition of landscape as follows; “Landscape means an area, as perceived by people whose character is the result of the action and interaction of natural/or human factors”. The importance of landscape and visual amenity and the role of its protection are recognised in the Planning and Development Act 2000 as amended, which requires that Development Plans include objectives for the preservation of the landscape, views and the amenities of places and features of natural beauty.



3.9.2 Landscapes comprise the visible features of an area of land which includes physical elements such as landforms, living elements of flora and fauna, abstract elements such as lighting and weather conditions and human elements such as agriculture and the built environment. Landscape also embraces historic settlement patterns, townscapes and seascapes.

3.9.3 The geography and topography of County Cork contains a diverse set of landscape types which are important not only for their intrinsic value as places of natural beauty but also because they provide residents and tourists with land for recreation and other uses.

#### **Landscape Types, Values, Sensitivity and Importance**

3.9.4 The European Landscape Convention was ratified in Ireland in 2002, this required EU Member States to adopt national measures to promote landscape, planning, protection and management.

3.9.5 The purpose of landscape character assessment is to provide the foundation for policy formulation and decision making for landscape management. The County Cork Landscape Character Assessment has identified the 16 Landscape Character Areas.

3.9.6 The Landscape Character Assessment (LCA) of County Cork, identified 76 landscape character areas, reflecting its complexity and diversity. The landscape character areas were then amalgamated into 16 generic landscape types, based on similarities evident within the areas. Each landscape type represents a generic area of distinctive character based on large-scale characteristics. The Landscape Character Assessment evaluated each of the 16 landscape character types and attributed a value, sensitivity and importance to each landscape type. It is intended that the County Development Plan will provide a framework to manage change appropriately within the landscape by limiting development within the most sensitive and scenic locations and directing growth to appropriate robust landscape areas within the fringes of the existing settlement network.

3.9.7 Landscape values are the environmental or cultural benefits, including services and functions, which are derived from various landscape attributes. In Cork County the landscape along the coastline has been valued as “very high”. Very high valued landscape includes the peninsulas of West Cork, extending eastwards to include the landscape in the vicinity of Cork Harbour, Carrigtwohill and Midleton. Elsewhere



in the County a high landscape value has been identified for north Cork, particularly in the vicinity of the Blackwater and along the Lee and Bandon river valleys.

3.9.8 Landscape sensitivity is a measure of a landscape's ability to accommodate change or intervention without suffering unacceptable effects to its character and values. The Landscape Character Assessment has categorised sensitivity into the following and are mapped below:

- Low sensitivity landscapes - robust landscapes with strong efficiency of resistance, accommodates pressure changes.
- Medium sensitivity landscapes - can accommodate development pressure, but with limitation.
- High sensitivity landscapes - vulnerable landscapes with low limitation of development pressure acceptances.
- Very high sensitivity landscapes - extra vulnerable landscapes (seascape area with national importance).

3.9.9 The landscape along the coastline, including Cork Harbour, Carrigtwohill, Midleton, Passage West and Cobh have been identified as having very high landscape sensitivity. Similarly, in northeast Cork, the landscape in the vicinity of the Blackwater valley, including the towns of Mallow, Buttevant, Charleville, Fermoy and Mitchelstown have very high sensitivity. Parts of the landscape near the Lee river valley have also been identified as having very high sensitivity.

3.9.10 The importance i.e., value of landscape has been categorised as local, county, or national. A landscape strategy has been developed and it is an objective to ensure the management of development throughout the county, while having regard to the value of the landscape, its character, distinctiveness, and sensitivity. The Strategy aims to ensure that different kinds of development will be successfully integrated throughout the County to minimise the visual and environmental impact of development, particularly in areas designated as sensitive landscapes where higher development standards (layout, design, landscaping, materials used) will be required.



3.9.11 Guidelines on the Heritage appraisals of Development Plans outlines the definition of Heritage and this includes seascapes. While the Landscape Character Assessment has considered the landform element of seascape, there are broader considerations which need further assessment.



# Cork County Council SEA Baseline - Landscape Character Areas

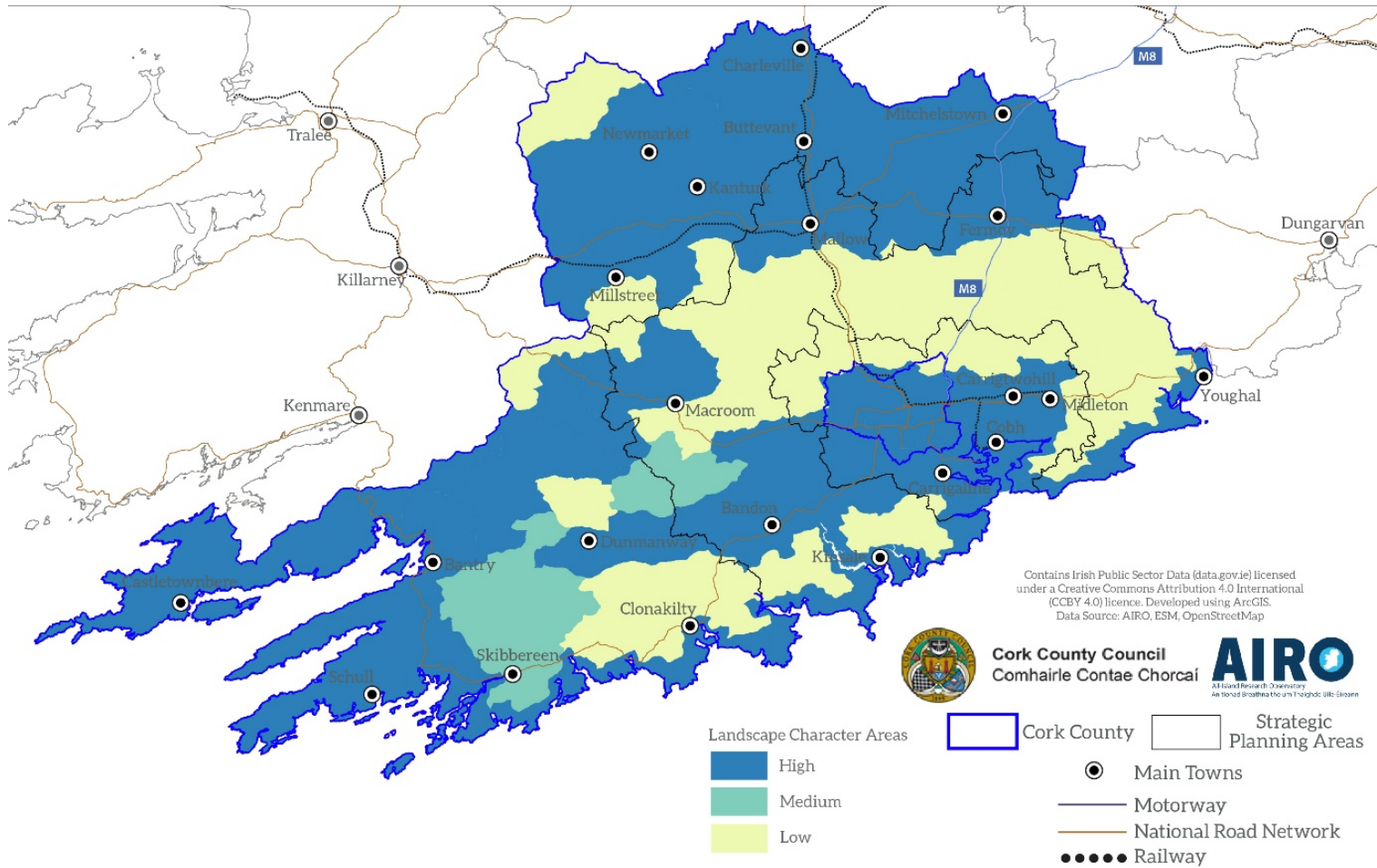


Figure 3.8.1: Landscape Sensitivity Map







### Scenic Routes and Protected Views

3.9.12 Scenic routes act as indicators of high value landscapes and identify more visually sensitive locations where higher standards of design, siting and landscaping are required. There are 118 scenic routes listed in the Draft Development Plan.

### Existing Challenges

3.9.13 While recognising that landscape and seascape are a constantly evolving entity, the most significant impact of development on the landscape relates to its visual impact. In areas of the County with high landscape sensitivity, the capacity to accommodate development without adverse impacts on the environment would be more limited. New developments in the landscape, may not in itself have an adverse visual impact, however, the cumulative impact of many similar developments could have the potential to adversely affect the landscape.

3.9.14 Figures 3.8.1 and 3.8.2 indicates landscape sensitivity in the County. There is potential for conflict between development pressure and landscape sensitivity in parts of the County, particularly in the areas of the County with very high landscape sensitivity which have experienced strong development pressure in recent years. Furthermore, the fresh development approach to the location of wind farms has potential to have a negative impact on the landscape value around Cork Harbour. The County Development Plans broad support for the development of renewables both on and offshore highlights the need for a comprehensive Seascape Assessment so development can be guided away from the most sensitive and visually vulnerable coastlines of the county.

### Likely Evolution in the Absence of the Development Plan

3.9.15 In the absence of the Plan there would be no framework for limiting development within the most sensitive and scenic parts of the County. The cumulative impact of haphazard development within sensitive landscapes could erode the character and value it represents to the citizens and visitors of the County.



# Chapter 4

## Strategic Environmental Objectives

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## Chapter 4 Strategic Environmental Objectives

### 4.1 Introduction

- 4.1.1 Strategic Environmental Objectives (SEOs) are methodological measures developed from policies that generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives that have been transposed into Irish law and which are required to be implemented.
- 4.1.2 The SEOs are set out under a range of topics and are used as standards against which the provisions of the Draft Plan and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if – in the case of adverse effects – unmitigated.
- 4.1.3 The SEOs selected have also been informed by Table 4B of the SEA Guidelines (DEHLG, 2004) and the obligations set out in Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Given the position of the Development Plan in the land use planning hierarchy, the SEOs are broadly aligned with the Regional Strategic Outcomes in the Southern RSES, the National Strategic Outcomes of the NPF and the United Nations Sustainable Development Goals. The SEOs were also identified having regard to the environmental baseline described in Chapter 3 of this Environment Report and the submissions received on the SEA scoping report.

### 4.2 Strategic Environmental Objectives

- 4.2.1 All SEOs are listed in Table 4.1 below and were used to assess the Plan in Chapters 6 and 7. The SEOs are also linked to indicators in Chapter 7 of this Environment Report which facilitates monitoring of the environmental effects of implementing the Plan when adopted, as well as to targets which the Plan can help work towards.

**Table 4.1 Strategic Environmental Objectives**

Environmental Topic	Guiding Principle	Strategic Environmental Objectives	SEO Code
<b>Population &amp; Human Health</b>	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ol style="list-style-type: none"> <li>1. To create an environment where society can play their part in achieving a more sustainable and healthier Ireland, including access to active travel especially walking and cycling.</li> <li>2. Consolidate growth and limit urban sprawl.</li> <li>3. Promote economic growth to encourage retention of working age population.</li> <li>4. Support and facilitate health and well-being initiatives in the County.</li> </ol>	PHH
<b>Biodiversity, Flora &amp; Fauna</b>	No net contribution to biodiversity losses or deterioration	<ol style="list-style-type: none"> <li>1. Preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly ensuring no adverse effects on the integrity of any EU designated sites and protected species.</li> <li>2. Safeguard national, regional and local designated sites, other non-designated sites, and supporting features which function as stepping-stones for migration, dispersal and genetic exchange of wild species.</li> </ol>	BFF
<b>Soil</b>	Ensure the long-term sustainable management of land	<ol style="list-style-type: none"> <li>1. Protect soils against pollution and prevent degradation of the soil resource.</li> <li>2. Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County.</li> <li>3. Safeguard areas of prime agricultural land and designated geological sites.</li> </ol>	S
<b>Water</b>	Protection, improvement and sustainable management of the water resource	<ol style="list-style-type: none"> <li>1. Ensure that water bodies are protected, maintained and improved in line with the requirements of the Water Framework Directive and the Marine Strategy Framework Directive.</li> <li>2. Ensure that growth is managed to protect water quantity and quality and is located to avoid areas at risk of flooding or erosion.</li> </ol>	W

<b>Air and Climate</b>	Support clean air policies and a transition to a competitive, low carbon, climate resilient economy	<ol style="list-style-type: none"> <li>1. Contribute towards the reduction of greenhouse gas emissions in line with relevant targets.</li> <li>2. Meet relevant air and noise standards and support initiatives to reduce air and noise pollution.</li> <li>3. Integrate climate resilience and sustainable design solutions into existing and proposed development in the County.</li> </ol>	ACL
<b>Cultural Heritage</b>	Safeguard cultural heritage features and their settings through responsible development	<ol style="list-style-type: none"> <li>1. Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage and their setting (including places, features, buildings, landscapes and Gaeltachtaí) in County Cork.</li> </ol>	CH
<b>Landscape</b>	Protect and enhance the landscape character	<ol style="list-style-type: none"> <li>1. To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention.</li> </ol>	L
<b>Material Assets</b>	Sustainable and efficient use of resources	<ol style="list-style-type: none"> <li>1. Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.</li> </ol>	MA

# Chapter 5 Alternatives

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## 5.1 Introduction

- 5.1.1 Article 5 of the SEA Directive and Regulations require the Environmental Report to consider ‘reasonable alternatives considering the objectives and geographical scope of the plan or programme’ and the significant environmental effects of the alternatives selected. Therefore, consideration and evaluation of the likely environmental consequences of alternative development plan strategies is an important aspect of the SEA process.
- 5.1.2 In accordance with SEA guidelines the alternatives put forward should be reasonable, realistic, and capable of implementation. They should also be in line with the appropriate strategic level at which the plan will be implemented within the national planning hierarchy. The Draft Development Plan is framed within a policy context set by a hierarchy of National and Regional level strategic plans as well as the Irish and European legislative framework. Therefore, the options for alternatives are limited by these higher-level plans, and a ‘do-nothing’ scenario situation has not been included as it is neither reasonable nor realistic.
- 5.1.3 In addition, any alternative put forward for consideration for this Draft Plan will have to be framed and take consideration of the Irish and European legislative framework. Table 3.2 of the RSES for the Southern Region lists the settlement typology for the region. Two towns in Cork, Mallow and Clonakilty, have been identified as ‘Key Towns’ where the highest portion of growth should be targeted. This factor has been considered when formulating any alternative scenarios.
- 5.1.4 The alternatives proposed have been assessed against the established Strategic Environmental Objectives (SEOs), as set out in Chapter 4 of this Environmental Report, relating to aspects of the environment likely to be affected by the Plan’s implementation. The evaluation process resulted in the identification of potential impacts and informed the selection of the preferred development scenario for the Draft Development Plan. This evaluation sought to understand whether each alternative was likely to improve, conflict with, or have a neutral interaction with the environment of the County.
- 5.1.5 The Draft Development Plan presents an opportunity to shape the future growth of County Cork to plan for and support the sustainable long-term development of the County. The key vision for the Draft Development Plan is:



“... to provide for the development of County Cork as an attractive, competitive, and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its rural and urban communities are to the highest standards”.

## 5.2 The Settlements and Core Strategy Growth Pattern

5.2.1 The scale and diversity of County Cork requires a strategy to carefully match the individual potential of the main areas that make up the County. Based on the approach taken in national, regional and local strategic plans, the Draft Plan sets out the County strategy in relation to four ‘Strategic Sub Areas’ that best reflect the differing mix of socio-economic, cultural and environmental issues that define the main areas within the County. These are as follows:

**County Metropolitan Cork Strategic Planning Area:** includes the parts of Metropolitan Cork that fall within the County Council’s administrative area. It consists of the ‘Metropolitan Towns’ of Carrigaline, Carrigtwohill, Cobh, Midleton and Passage West, the proposed new town at Monard and the surrounding villages and rural areas.

**Greater Cork Ring Strategic Planning Area:** is the area previously referred to as the ‘CASP Ring’. It lies outside Metropolitan Cork and includes the town of Mallow, which was designated as a Key town by the Regional Spatial and Economic Strategy, and the ‘Ring’ towns of Bandon, Fermoy, Kinsale, Macroom and Youghal. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

**North Cork Strategic Planning Area:** includes the northern part of the County including the County Towns of Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown and Newmarket. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

**West Cork Strategic Planning Area:** includes the western part of the area of the County and includes the town of Clonakilty, which was designated as a Key town by the Regional Spatial and Economic Strategy and the County Towns of Bantry, Castletownbere, Dunmanway, Schull, and Skibbereen. Each town supports a substantial

rural hinterland consisting of several villages, smaller settlements, and individual dwellings.

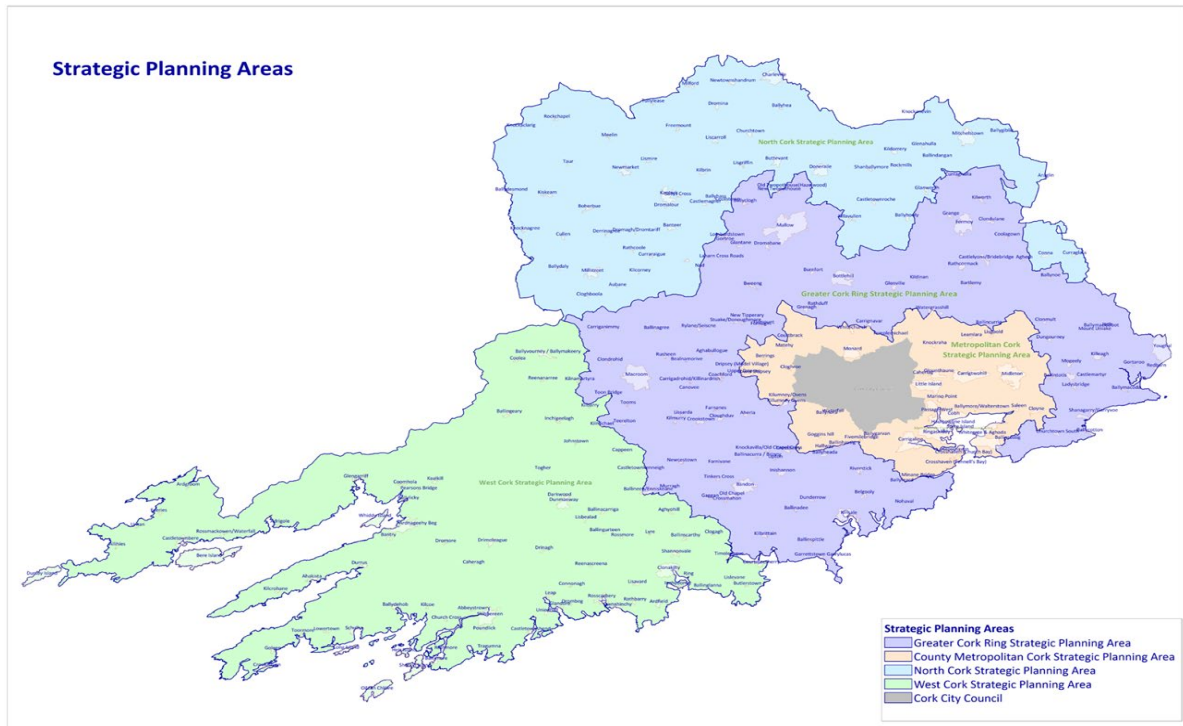


Figure 5.1: Strategic Planning Areas

5.2.2 The RSES sets out a settlement hierarchy for the Region and identifies key growth areas which will see significant development up to 2031 and beyond. Local Authorities are required to determine the County level hierarchy of settlements in accordance with the RSES settlement hierarchy.

5.2.3 The County Metropolitan area has a defined target growth population of 20,000 to 2026 which arises from the RSES which states that Cork County (in total) will uplift by 45,000 people. The population growth target for the Plan horizon year of 2028 for the County is 60,913 of which 31,286 will be in the County Metropolitan Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long-term strategic vision for Metropolitan Cork as set out in successive plans which seek to deliver growth adjacent to the rail corridor. Land-use and transportation planning have been integrated with new and improved rail services offering a realistic, viable and energy efficient alternative to travel by private car in the areas where most new development is concentrated.

5.2.4 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 allowing the total of County Cork to grow by 45,000 people to 2026. Adjusted for the Plan horizon year of 2028, the County population, excluding Metropolitan Cork, is targeted to grow by 29,628 people.

- 5.2.5 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, similar percentages were appropriated to these areas both as demonstrated by their past and current targets, and attribute 52.6% in the Greater Cork Ring, 21.7% in the North and 25.6% in the West Strategic Planning Areas.
- 5.2.6 The Draft Plan seeks to achieve balanced sustainable and achievable growth over the large geographic area that is County Cork, while building on and seeking to leverage new potential gains from all forms of infrastructural investment. Significant housing and employment growth are targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their role, within a large rural hinterland performing unique collaborative roles as networks promoting socio-economic and cultural development.

### 5.3 Alternative Plan Scenarios

- 5.3.1 It is noted that selection of Alternatives to the approach for the new plan is significantly constrained by the requirement to comply with the policies and objectives of the National Planning Framework, RSES and other National Guidelines, all of which have been subject to SEA. Likewise, consideration of a do-nothing alternative is not considered as this is not reasonable for a county development plan.
- 5.3.2 Good practice points to the need to consider a hierarchy of alternatives which can include elements of discrete alternatives (one alternative versus another) and/or more scenario driven alternatives. The preparation of a suite of Environmental Sensitivity Maps (ESM) also fed into the assessment of alternatives through highlighting the overall vulnerability of the county using different indicators which served to inform the development and ultimate selection of the preferred option. The ESM output was used to provide a useful guide in considering the strategic alternatives. Alternatives were derived based on a combination of planning and environmental factors for each component.
- 5.3.3 Several alternative types discussed at the early stages of the CDP development are outlined in Table E.1 which is in Appendix E. These looked at alternative options at different levels within the Plan's formulation. The EPA 2015 guidance on developing and assessing alternatives in SEA stresses the need for alternatives to be: realistic; reasonable; viable; and implementable, therefore the alternative options have been tested against these criteria.
- 5.3.4 It is noted 6 alternative scenarios have been considered during the drafting process for the preparation of the Cork County Development Plan 2022. Each scenario was prepared having regard to Ministerial Guidelines, the

National Planning Framework, and the Regional Spatial & Economic Strategy for the Southern Region, including its population targets, and the key aims of the County Development Plan as set out in the Section 11 Consultation Document. Any scenario that runs counter to these higher-level plans would not be reasonable and has not been considered as part of the Environmental Assessment process.

5.3.5 The following plan alternatives have been formulated and assessed:

- Scenario 1: Balanced allocation of SPA Growth between Greater Cork Ring, North and West Cork
- Scenario 2: Allocation of Growth to SPA's proportionately
- Scenario 3: Water and Waste Services Approach
- Scenario 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)
- Scenario 5: Ecoservices Approach.
- Scenario 6: Alternatives for Rural housing designations

#### **Alternatives scenario 1: Balanced allocation of SPA Growth between Greater Cork Ring, North and West Cork**

5.3.6 There are four Strategic Planning Areas in the County as set out in detail above. They are the County Metropolitan, Greater Cork Ring, North Cork and West Cork. The RSES prescribes the portion of growth that should be accommodated in the Metropolitan SPA but does not stipulate how the balance of growth should be allocated. Alternative ways to allocate this growth include a) proportionately according to their existing population (Census 2016) and b) proportionately according to their current population target to 2022. These options are discussed further in the sections that follow.

5.3.7 This is broadly the approach followed by the Core Strategy, however this scenario seeks to examine an alternative whereby growth is apportioned equally across the SPA's; namely allocating a third of the growth to each SPA as opposed to the current Draft Plan which allocates 52.6% to Greater Cork Ring, 21.7% to North Cork and 25.6% to West Cork. This scenario would see the allocation of population growth across the Greater Cork Ring, North Cork and West Cork SPA's allocated equally.

5.3.8 This scenario would see growth promoted in accordance with a settlement hierarchy designed to pragmatically achieve compact urban growth whilst providing for the spatially balanced regeneration of rural villages. Mallow and Clonakilty, as key towns in the RSES, would be targeted for more than 30% population growth to 2040. Towns within the County Metropolitan SPA being targeted for 50% population growth over that time in accordance with the RSES. The main divergence from the draft Plan would be that the Main Towns of the Greater Cork Ring, North Cork and West Cork Strategic Planning Areas would have growth equally distributed across all three SPAs. Outside of the main towns, realistic population growth in the larger and smaller villages would be promoted, largely based on spatial locational factors, the function of the villages in serving a wider catchment area, and the availability of infrastructure. Outside of villages, one-off housing would continue to be permitted, but only if strictly in accordance with Government rural housing policy and guidelines.

#### **Alternatives scenario 2: Allocation of Growth to SPA's proportionately**

5.3.9 This scenario seeks to allocate growth across the SPA's outside County Metropolitan Cork which as discussed above is already guided by the RSES, according to their existing population (Census 2016) and proportionately according to their current population target to 2022.

5.3.10 The County Metropolitan area has a defined target growth population of 20,000 to 2026 which arises from the RSES which states that Cork County (in total) will uplift by 45,000 people. As set out above the population growth target for the Plan horizon year of 2028 for the County is 60,913 of which 31,286 will be in the County Metropolitan Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long-term strategic vision for Metropolitan Cork as set out in successive plans which seek to deliver growth adjacent to the rail corridor.

5.3.11 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 to 2026 and 29,628 to 2028, allowing the total of County Cork to grow by 45,000 people to 2026 and 60,913 people by 2028.

5.3.12 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, similar percentages were appropriated to these areas both as demonstrated by their past and current targets, that is to attribute 52.6% in the Greater Cork Ring, 21.7% in the North and 25.6% in the West Strategic Planning Areas.

5.3.13 The Draft Plan seeks to achieve balanced sustainable and achievable growth over the large geographic area that is County Cork, while building on and seeking to leverage new potential gains from all forms of infrastructural investment. Significant housing and employment growth are targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their role, within a large rural hinterland performing unique collaborative roles as networks promoting socio-economic and cultural development.

#### **Alternatives scenario 3: Water and Waste Services Approach**

5.3.14 This scenario would place maximum emphasis on water and wastewater infrastructure, seeking to maximise integration where population and employment growth is targeted. The option seeks to focus development in the first instance in settlements with existing water and wastewater infrastructure with capacity for growth without need for enhanced and improved capacity within the lifetime of this plan. This would facilitate better use of existing infrastructure and allow additional investment in water and wastewater infrastructure in those towns lacking infrastructure to come online for future plan cycles.

5.3.15 Irish Water (IW) have responsibility for water services and have developed a seven-year Business Plan for the period 2015 to 2021. The plan outlines the status of the water services infrastructure across the country and identifies several investment priorities for the organisation including upgrading drinking water treatment plants and reducing leakage in the drinking water supply network; completing repairs to the sewer network, provision of new Wastewater Treatment Plants (WWTPs) to bring raw discharges to an end and providing additional capacity in the drinking water and sewer networks etc.

5.3.16 Table 11.3 within the Draft Plan sets out the Capacity of Current Water Services Infrastructure to accommodate planned Population Growth 2020-2028.

5.3.17 The Key Towns of Mallow and Clonakilty are both lacking in key infrastructure and this scenario to be realistic and in accordance with higher order plans would see growth allocated here and focus be given to improving the necessary infrastructure of these towns over other settlements on the infrastructure list.

#### **Alternative Scenario 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)**

5.3.18 The Munster Blackwater (main channel) is included in a list of habitats of the freshwater pearl mussel. A potential significant challenge was identified in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the River Blackwater Catchment. Given

Mallow's status as a key town which is located within the catchment this scenario seeks to direct growth to Mallow in accordance with higher order plans but restrict growth to other settlements within the catchment, thus allowing the water quality standards to be restored.

#### **Alternative Scenario 5: Ecosystems Services Approach.**

5.3.19 This scenario would see a plan that would integrate a strategy throughout the plan for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

5.3.20 Principles that would be integrated through the Plan, in a coordinated and comprehensive manner, would include:

- Consideration of natural systems – by using knowledge of interactions in nature and how ecosystems function.
- Considering the services that ecosystems provide – including those that underpin social and economic wellbeing, such as flood and climate regulation or recreation, culture, and quality of life.
- Involving people – those who benefit from ecosystems services and those managing them need to be involved in decisions that affect them.

#### **Alternative Scenario 6: Alternatives for Rural housing designations**

5.3.21 This scenario explores options regarding rural housing designations.

5.3.22 This scenario would include objectives around rural housing within the housing chapter. This approach would allow for a full understanding of population housing allocation from settlements to rural areas be considered in the round as opposed to applying objectives separately.

5.3.23 Alternative A: Provide 6 Rural Housing Designations for the County as set out in the County Development Plan 2014-2020

- Metropolitan Greenbelt
- Rural Area under Strong Urban Influence and Town Greenbelts
- Tourism and Rural Diversification Area
- Stronger Rural Area
- Transitional Rural Area
- Structurally Weaker Rural Area

5.3.24 Alternative B: Provide 2 Rural Housing Designations as follows:

- Areas under strong urban influence
- Structurally weak areas

5.3.25 Alternative C: Do not provide for Rural Housing Designations and assess all applications on their merit.

## 5.4 Assessment of Alternative Plan Scenarios

### Alternative 1: Equal allocation of growth across the SPA's

- 5.4.1 Alternative 1, would likely result in negative impacts across most environmental receptors throughout County Cork. The option would see continuing strong demand for residential development within the Greater Cork Ring given its relatively proximity to Cork City and the County Metropolitan Area. Given the level of growth allocated would be less than the likely demand this could result in even stronger demand for one off rural housing.
- 5.4.2 Settlements within North Cork and West Cork would be allocated a similar proportion of growth but may not be able to deliver on the growth allocated because of demand and infrastructure. Further, by allocating growth equally it would result in longer commute times for those who need to move outside of the Greater Cork Ring to find housing supply whilst still working within the Metropolitan area. Whilst the COVID-19 pandemic merits consideration of this alternative due to the impact it is having on commuting patterns as people work from home, it is unlikely that this change will be sustained at this level over the long term.
- 5.4.3 This development option would also present significant challenges for the provision of required infrastructure, wastewater, potable water, sustainable land use and transport and for protection of biodiversity, soils, groundwater and landscape. There would also be lesser compact growth around the Greater Cork Ring.
- 5.4.4 Alternative 1 would counter the provision of balanced services throughout the county, undermine the position of Key Towns, County Metropolitan SPA Towns and Greater Cork Ring Towns as the highest tier settlement with county level services, for the county, and exacerbate sustainable transport and climate change initiatives (refer to Table 5.1). Alternative 1 is not a desirable environmental plan alternative for the Draft Development Plan.

### Alternative 2: Allocation of Growth to SPA's Proportionately

- 5.4.5 Alternative 2 represents a balanced recognition of established patterns of development in the county having regard to the requirements of the NPF and RSES. The approach provides for rural protection while allowing an



appropriate level of growth within lower tier settlements. This approach works with existing and planned delivery of services infrastructure and employment and presents the best option towards sustainable transport.

- 5.4.6 Alternative 2 supports local communities and population, supporting provision of local services and infrastructure, which assists in countering isolation without impact on surrounding environment (refer to Table 5.1). While having some uncertain environmental effects Alternative 2 is a balanced sustainable approach to planned development for the county as a whole. As such Alternative 2 has been selected as the basis of the preparation of the Draft Development Plan.

### **Alternative Scenario 3: Water and Waste Services Approach**

- 5.4.7 Alternative 3, would likely result in negative impacts across some environmental receptors throughout County Cork. The option would see continuing strong demand for residential development within the Key Towns of Clonakilty and Mallow. Pressure on the delivery of necessary infrastructure for these towns would be intensified. Further, growth would be focused on a smaller number of settlements with water services capacity regardless of whether these locations have the social, economic or transport infrastructural capacity for the amount of growth envisaged by this plan and whether they are the most sustainable locations for growth. Those settlements that are not allocated any growth would stagnate and potentially never gain the necessary infrastructure required which would have a detrimental impact on the settlement hierarchy of the county.
- 5.4.8 Alternative 3 would counter the provision of balanced services throughout the county, undermine the position of the settlement hierarchy for the county, and exacerbate sustainable transport and climate change initiatives (refer to Table 5.1). Alternative 3 is not a desirable environmental plan alternative for the Draft Development Plan.

### **Alternative Scenario 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)**

- 5.4.9 Whilst this approach would have many positive impacts on the environmental receptors of the Blackwater it would limit the potential of Mallow and the surrounding supporting settlement network to grow to the capacity and demand envisaged. Further, a detailed assessment was undertaken on the capacity of this sensitive water catchment to absorb the population increases set out in the draft plan with specific reference to the wastewater infrastructure in place to cater for this planned population growth. This study demonstrated that there was capacity for the growth allocated and thus negates the need for this scenario.

### **Assessment of Alternative Scenario 5: Ecosystems Services Approach**

- 5.4.10 This would mean that there would be an increased likelihood in the extent, magnitude and frequency of positive effects occurring regarding natural capital and ecosystem service issues, such as the management of air quality, noise pollution, light pollution, pollination, flood risk, water bodies and river basins and natural resources supporting energy production and recreation.
- 5.4.11 Cork Harbour is a sensitive ecosystems services environment, and the Draft Plan seeks to allocate a large proportion of residential and economic growth along with leisure uses in this area. The Rail Corridor is adjacent, and this approach advocates sustainable patterns of growth. Yet it is acknowledged through the mitigation proposed in the Draft Plan that there are sensitive environmental receptors. Whilst an ecosystems services approach may advocate a U-turn on the sustainable land use planning approach advocated since the 1970s for county Cork it currently lacks data and evidence to suggest this would be a viable alternative that would deliver such overwhelming positive impacts for the environment that couldn't be achieved by the current approach which ensures sufficient mitigation. Further, if growth were to be moved to parts of the county which lack the necessary material assets and infrastructure there would be potential negative environmental impacts.

### **Alternative Scenario 6: Alternatives for Rural housing designations**

- 5.4.12 Alternative A: would restrict development in rural areas that are under strong urban influence would positively impact upon the protection and management of the environment and sustainable development. The restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres.
- 5.4.13 Rural Development would be directed towards appropriate rural areas and urban development would be directed towards established settlements. This alternative would help to prevent low density urban sprawl and associated adverse effects upon sustainable mobility, climate emission reduction targets and various environmental components.
- 5.4.14 Alternative B: Provision of two Rural Housing Designations would restrict development in rural areas that are under strong urban influence. However, it would restrict development in the rest of the county. Whilst the restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres, it would result in higher rates of one off

rural housing in larger parts of the county which would in turn affect the potential of the lower order settlements in these areas negatively by limiting their potential compact growth.

5.4.15 Alternative C: Not providing for Rural Housing Designations at Plan level and instead assessing all applications on their merit, would provide a less coherent and coordinated approach that would adversely impact upon the protection and management of the environment and sustainable development. The absence of restrictions would be more likely to result in increased levels of greenfield development in areas immediately surrounding existing centres and less demand for brownfield development within existing centres.

## 5.5 Preferred Alternative:

5.5.1 The Draft Plan is based on the principles of proper and sustainable development which means that development will be promoted in accordance with appropriate international, national and regional policy and guidance. The central focus of the Core Strategy Chapter 2 is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan. It details the anticipated population growth for the County (i.e. 60,913), the expected housing demand generated (i.e. 30,346), and the network of settlements for the County and the role and function of the settlements.

5.5.2 The Core Strategy considers all aspects of what is needed to deliver sustainable communities having regard also to the availability of infrastructure, the carrying capacity of the environment and the need to support economic development. The key areas considered in the preparation of the Core Strategy for Cork County include the overall Planning Strategy and Climate Change Strategy, population, housing, retail, town centres, transport, infrastructure, employment, economic growth and the environment.

5.5.3 Alternative 2 represents a balanced recognition of established patterns of development in the county having regard to the requirements of the NPF and RSES. The approach provides for rural protection while allowing an appropriate level of growth within lower tier settlements. This approach works with existing and planned delivery of services infrastructure and presents the best option towards sustainable transport.

5.5.4 Alternative 2 supports local communities and population, supporting provision of local services and infrastructure, which assists in countering isolation without impact on surrounding environment (refer to Table 5.1). While having some uncertain environmental effects these can be mitigated and Alternative 2 is a balanced sustainable

approach to planned development for the county as a whole. As such Alternative 2 has been selected as the basis of the preparation of the Draft Development Plan.

**Table 5.1: Assessment Matrix of Alternative Scenarios against Strategic Environmental Objectives.**

Table Key:

+ - Positive Impacts

- - Negative Impacts

? - Unknown

N – Neutral

<b>Plan Alternative</b>	<b>PHH</b>	<b>BFF</b>	<b>S</b>	<b>W</b>	<b>ACF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>
Alternative 1: Balanced allocation of SPA Growth between Greater Cork Ring, North and West Cork	?	-	N	-	-	-	N	N
Alternative 2: Allocation of Growth to SPA's proportionately	+	N	N	N	+	+	N	N
Alternative 3: Water and Waste Services Approach	-	+	+	+	+	-	N	N
Alternative 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)	-	+	+	+	-	-	N	N
Alternative 5: Ecoservices Approach.	-	+	+	+	+	N	N	N
Alternative 6: Alternatives for Rural housing designations A	+	N	N	N	-	-	+	N
Alternatives for Rural housing designations B	-	+	N	N	N	N	+	N
Alternatives for Rural housing designations C	-	-	-	-	-	-	N	-

# Chapter 6

## Evaluation of Volume 1 of Draft Plan

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## Chapter 6: Assessment of Volume 1 Development Plan Chapters

### 6.1 Introduction and Overview

6.1.1 The SEA process that has been undertaken alongside the preparation of the Plan has brought about various changes to the emerging Draft Plan through an iterative process. By integrating SEA recommendations into the Plan, Cork County Council is helping to ensure that:

- The potential significant adverse effects of implementing the Plan, in combination with implementation of other provisions from the Plan and other plans, programmes, etc., are avoided, reduced or offset; and
- The beneficial environmental effects of implementing the Plan, in combination with implementation of other provisions from the Plan and other plans, programmes, etc., are maximised.

6.1.2 The SEA Directive requires the Environment Report to include information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. The interrelationship between the environmental components are detailed in Table 6.1 below.

**Table 6.1 Presence of Interrelationships between Environmental Components**

Component	BFF	PHH	S	W	ACL	MA	CH	L
BFF		No	Yes	Yes	Yes	Yes	No	Yes
PHH			Yes	Yes	Yes	Yes	No	No
S				Yes	No	Yes	No	Yes
W					No	Yes	No	No
ACL						Yes	No	No
MA							Yes	Yes
CH								Yes
L								

6.1.3 This Chapter of the Environment Report identifies the effects on the environment of implementing the chapters in Volume One of the Draft Plan. The likely significant effects on the environment that SEA has to consider



includes secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects. The assessment of the Draft Plan was undertaken using Strategic Environmental Objective codes e.g. BFF, PHH, S, W, etc. These are set out and detailed in Chapter 4 of this Environment Report.

- 6.1.4 The assessment is done on a chapter basis, looking at the key provisions of each chapter (i.e. individual objectives and the supporting text), the expected outcome of implementing the chapter and the implications for the environment. The chapter is then assessed for its likely interaction with the Strategic Environmental Objective codes and the assessment concludes with recommendations for changes to the Draft Plan. Interactions are assessed on the basis of being Positive (+), Negative (-), Uncertain (?), or Neutral (Ne). Recommendations are set out at the end of each chapter and summarised in Section 6.20 in this chapter.

## 6.2 Chapter 2 Core Strategy

### Key Provisions and Aims of Chapter 2

- 6.2.1 The chapter sets out the Core Strategy in accordance with Section 10 of the Planning and Development Act, as amended, which articulates a medium to longer term quantitatively based strategy for the spatial development of the County. In doing so, the Core Strategy demonstrates that the Plan and its objectives are consistent with national and regional development objectives set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).
- 6.2.2 The central focus of the Core Strategy is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan. Chapter 2 also details the anticipated population growth for the County (i.e. 60,914), the expected housing demand generated (i.e. 30,346), the network of settlements for the County and the role and function of the settlements.
- 6.2.3 The Core Strategy considers all aspects of what is needed to deliver sustainable communities having regard also to the availability of infrastructure, the carrying capacity of the environment and the need to support economic development. The key areas considered in the preparation of the Core Strategy for Cork County include the overall Planning Strategy and Climate Change Strategy, population, housing, retail, town centres, transport, infrastructure, employment, economic growth and the environment.



## Assessment of Chapter 2 Core Strategy

- 6.2.1 The provisions of Chapter 2 of the Draft Plan would guide growth in the County and have positive benefits on population, but the scale and distribution of population growth and the planned economic growth would increase pressure on the biodiversity resources of the County. Other adverse impacts on landscape, soils and cultural heritage would need to be adequately mitigated. If compact growth is not achieved however, there would be adverse impacts on air, climate, population and human health.
- 6.2.2 Table 6.2 below sets out the details of the environmental impacts arising from the implementation of the core strategy of this plan.

Environmental Topic	+	-	?	N	Comments
Population & Human Health			✓		<p>There are two adjustments to the growth targets in Appendix B which result in a population growth target extending beyond 2028 that leads to additional zoned land and ‘residential reserves’ in Mallow, Clonakilty, Water Rock (Midleton), Carrigtowhill, Cobh and Monard. Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the adjustments applied are fully consistent with NPF and RSES. However, in the longer term, beyond the plan period, the approach taken is consistent with achieving the NPF and RSES targets.</p> <p>The Residential Reserves have been applied as a contingency -if other lands, for a variety of reasons, do not become available. The additional lands zoned in the UEAs and set out in Table 2.10 are zoned to protect the long-term viability of infrastructure provision and delivery which has a time horizon of greater than the 6 years of the Plan period. This has been done to ensure the economic viability of delivering the key infrastructure required to deliver</p>



				both the 2020-2028 growth plus lay the foundations of the achievement of the growth targets for the 2028 to 2034 plan period.
Biodiversity, Flora & Fauna		✓		Consideration needs to be given to how best to deliver an integrated plan for Cork Harbour as per Cork MASP Objective 3 and RPO79 to ensure biodiversity considerations and the assimilative capacity of the harbour are fully assessed when planning for growth.
Soil			✓	The core strategy is anticipated to have a neutral impact on soils overall as contaminated and brownfield land will be re-used, remediated and re-developed which would have positive impacts, The scale of growth and greenfield development anticipated by the core strategy would disturb and lose much of the soil resources and ecosystem services of soil as land becomes covered with hard surfacing and buildings. Extensive excavations, cut and fill works, soil importation and soil remediation works can negatively impact soil.
Water			✓	The adoption of a plan led approach to growth is welcomed however there is recognition that there is an infrastructure deficit in the County which is a challenge. The growth allocated in Chapter 2 could have potential adverse impacts on water however caveats have been put in place in the Draft Plan to ensure that development only proceeds where adequate water services are available. This should be closely monitored throughout the Plan period.
Air and Climate			✓	Allocating growth to the main settlements will achieve more compact growth and will have a positive impact on air quality and climate change by reducing transport emissions, building critical mass around transport nodes and encouraging modal shift to walking and cycling.  The rural housing policy is fully compliant with the current Rural Housing Guidelines. Given the environmental impacts of rural housing, the amount of rural housing and the application of the rural housing categories permitted during the plan period needs to be carefully monitored to ensure that excessive

					rural housing is not permitted. This would have negative impacts on the environment including a continued increase in car dependency and a dispersed pattern of housing that would undermine the viability of the settlement structure and particularly the viability of rural villages and towns. There is also a commitment in the Plan to review the rural housing policy once updated national guidelines are provided.
Cultural Heritage				✓	The core strategy is anticipated to have a neutral impact on cultural heritage. There is the potential to impact negatively on cultural heritage if growth is not sensitive to the existing archaeological, architectural and cultural heritage associated with the identified settlements. On the other hand, given that development will be sought to be contained within settlements, there is less potential to disturb cultural heritage and archaeological artefacts outside of these areas. Overall sufficient protection is given to cultural heritage to ensure neutral impacts.
Landscape		✓			Growth will place pressure on the landscape, but the Draft Plan includes some mitigation. The absence of a national level landscape strategy weakens policy in this area. However, when national policy is in place it is intended to review current draft landscape Strategy.
Material Assets			✓		The Council will encourage the development in the first instance of sites close to or in the town centre which contribute to compact growth.

### SEA Conclusions/Recommendations

Implementation of the core strategy will guide future development in the County and would have positive impacts on population, human health, air quality and climatic factors in achieving compact growth, revitalising towns and villages and controlling rural housing. Material assets would be enhanced in the County and key infrastructure projects would be prioritised in line with allocated growth.



However, the chapter also has the potential to have negative impacts on the environment particularly on biodiversity, soil quality, landscape, cultural heritage and water.

Further consideration should be given to the following recommendation:

**Volume 1 Chapter 2 Core Strategy Recommendation 1:** There are two adjustments to the growth targets in Appendix B which result in a population growth target extending beyond 2028 that leads to additional zoned land and ‘residential reserves’ in Mallow, Clonakilty, Water Rock (Midleton), Carrigtowhill, Cobh and Monard and it is acknowledged that this approach has been applied as a contingency. Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the adjustments applied are fully consistent with NPF and RSES. However, in the longer term, beyond the plan period, the approach taken is consistent with achieving the NPF and RSES targets.

## 6.3 Chapter 3: Settlements and Placemaking

### Key Provisions and Aims of Chapter 3

- 6.3.1 The plan aims to protect and enhance the unique identity and character of County Cork’s towns and villages and improve the quality of life and well-being through the delivery of Healthy Placemaking underpinned by good urban design, with the creation of attractive public spaces that are vibrant, distinctive, safe, and accessible and which promotes and facilitates positive social interaction and supports the needs of the community.
- 6.3.2 The main provisions and aims of this Chapter are:
- To ensure that the principles of placemaking are embedded in the development of our settlements.
  - To support the improvement of the quality of public realm across the settlement network of the County.
  - Provide a framework for the assessment of placemaking within proposals.
  - Deliver quality and inclusive spaces.

## Assessment of Chapter 3 Settlements and Placemaking

- 6.3.1 The provisions of Chapter 3 of the Draft Plan would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities "...To support and promote placemaking in all Key Towns to include public realm regeneration and urban renewal initiatives and public private partnership approaches for town centre regeneration;" (Regional Planning Objective 11) and "...shall provide for and implement a Sustainable Place Framework to ensure the development of quality places through integrated planning and consistently excellent design..."(Regional Planning Objective 31)
- 6.3.2 Table 6.3 below sets out the details of the environmental impacts arising from the implementation of the settlement and placemaking policies of this plan.

Table 6.3 Assessment of Chapter 3 Settlements and Placemaking					
Environmental Topic	+	-	?	N	Comments
Population & Human Health			✓		<p>It is noted that the chapter focuses on the key settlements and larger towns, but greater consideration should be given to placemaking of rural areas and villages. There is a missed opportunity to consider the critical mass required within settlements to protect the open rural countryside and rural economy.</p> <p>The rural placemaking section focuses on design as opposed to rural settlement patterns as a key placemaking tool and there are no references to the Serviced Sites Initiative, and this should be re-considered.</p>
Biodiversity, Flora & Fauna				✓	<p>There is potential to protect biodiversity by delivery of compact growth thus prioritising development within settlement boundaries on already developed sites over greenfield sites. Chapter 5 is to be read in combination with the other chapters of the Development Plan including Chapter 14 – Green Infrastructure and Chapter 15: Biodiversity and the Environment. The</p>



				<p>objectives in Chapter 14 and 15 are considered appropriate to ensure adverse impacts on biodiversity arising from any proposed development would be appropriately assessed and mitigated.</p>
Soil			✓	<p>There is potential to protect the existing condition of soils and geology by delivery of compact growth thus prioritising development within settlement boundaries on already developed sites over greenfield sites. Consider specific guidance regarding the sequencing of delivery of sites which would ensure the compact growth policy of the NPF and RSES are delivered and thus support the SEO's.</p> <p>The excavation and ground works required for development could adversely impact on soil quality and function. Appropriate wastewater services should also be provided. However, Chapter 3 is to be read in combination with the other chapters of the Development Plan including Chapter 5: Rural Housing and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 5 and 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed development would be appropriately assessed and mitigated.</p>
Water			✓	<p>The development of settlements adjacent to sensitive catchments or sites that are hydrologically linked to waterbodies have the potential for adverse impacts on water resources. In addition, such development should be adequately served by wastewater and drinking water without causing adverse environmental impacts. Sustainable water use and design such as SuDS is also necessary for developments. None of these aspects are addressed in Chapter 3.</p> <p>However, Chapter 3 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 7: Marine Spatial Planning. The objectives in Chapter 11 and 7 are considered</p>

				<p>appropriate to ensure in-combination effects related to water and adverse impacts on water arising from any proposed development would be appropriately assessed and mitigated.</p>
Air and Climate			✓	<p>There is potential to provide more detailed guidance to ensure development is directed into settlements and that compact growth and the 10-minute town concept is delivered by prioritising development within settlement boundaries on already developed sites over greenfield sites.</p> <p>Regarding compact growth it is noted that the approach taken by the Draft Development Plan, is to ensure this is implicitly implied throughout the plan as opposed to providing specific guidance regarding the sequencing of the delivery of sites to deliver compact growth in accordance with the NPF and RSES.</p> <p>Chapter 3 is to be read in combination with the other chapters of the Development Plan including Chapter 12: Transport and Mobility, Chapter 15: Biodiversity, and Chapter 17: Climate Action. The objectives in Chapter 12, 15 and 17 are considered appropriate to ensure adverse impacts on air and climatic factors arising from any proposed development would be appropriately assessed and mitigated.</p>
Cultural Heritage	✓			<p>Chapter 3 identifies that design should be sensitive to the history and heritage of existing settlements. The objectives in Chapter 16 are considered appropriate to ensure effects related to cultural heritage arising from any proposed development would be appropriately assessed and mitigated.</p>
Landscape			✓	<p>Chapter 3 does not address the protection of landscape values as this is specifically set out in Chapter 14: Green Infrastructure. The objectives in Chapter 14 are considered appropriate to ensure landscape effects arising from any proposed development would be appropriately assessed and mitigated.</p>



Material Assets	✓				As discussed above, Chapter 3 could provide more detailed guidance to ensure development is directed into settlements and that compact growth and the 10-minute town concept is achieved as set out in the NPF and RSES for sustainable communities to make better use of existing infrastructure assets in the County, including public transport, footpaths, roads, public water services etc.
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### SEA Conclusions/ Recommendations

Table 3.1 Principles of Placemaking, Objective PL 3-1: Building Design, Movement and Quality of the Public Realm and Objective PL 3-2: Encouraging Sustainable and Resilient Places; are the key policies within this chapter, and they seek to deliver compact growth using placemaking as a tool. The potential benefits are in the areas of population and human health, biodiversity, soil, water, air, material assets, cultural heritage, and landscape. The potential adverse impacts concern population & human health, air and climatic factors and soil.

Further consideration should be given to the following recommendations:

**Volume 1 Chapter 3 Settlements and Placemaking Recommendation 1:** It is noted that the chapter focuses on the key settlements and larger towns, but greater consideration should be given to placemaking of rural areas and villages. The rural placemaking section focuses on design as opposed to rural settlement patterns as a key placemaking tool and there are no references to the Serviced Sites Initiative, and this should be re-considered.

**Volume 1 Chapter 3 Settlements and Placemaking Recommendation 2:** There is potential to improve air and climatic factors and soils, by providing more detailed guidance to ensure development is directed into settlements and that compact growth and the 10-minute town concept is delivered by encouraging development within settlement boundaries on already developed sites over greenfield sites.

## 6.4 Chapter 4: Housing and Density

### Key Provisions and Aims of Chapter 4 Housing and Density

6.4.1 This chapter sets out the general planning policies and principles for the provision of housing in County Cork.

The chapter also gives guidance on appropriate housing densities in the towns and villages, making provision



for specialised housing requirements providing for the needs of communities in order to deliver sustainable residential communities across the county. The chapter includes objectives requiring the reservation of 10% of lands zoned for residential/housing or lands zoned for a mixture of residential/housing and other uses to be made available for social and affordable housing. It also addresses the provision of housing for older people, travellers, students and people with disabilities.

6.4.2 The chapter seeks to ensure that all new development within Cork County supports the achievement of sustainable residential communities. In addition, the chapter sets out the revised density requirements for housing development in the county which aims to broaden the range of house types that can be built on zoned land, so that in future more households will be attracted to locate in the towns (especially within the County Metropolitan Area).

6.4.3 The application of the housing chapter policies will result in more sustainable communities, which will ultimately deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience.

6.4.4 It is expected that new housing developments within the towns will provide a greater range of house types, sizes and densities so as to appeal to the wider housing market and help reduce demand for one off housing in the countryside by providing some self-build opportunities within the towns.

6.4.5 The intention is that more people will chose to live in well designed and serviced developments within towns in the long term thus drawing more population into the towns.

#### Assessment of Chapter 4 Housing

6.4.1 The provisions of Chapter 4 of the Draft Development Plan would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities to “...better connect between housing policy to delivery and a radical rethink of the planning approach to height and density to bring our cities into line with international norms.” (Chapter 3 Housing of the RSES).



6.4.2 Table 6.4 (below) sets out the detail of the environmental impacts arising from the implementation of the housing and density policies of this plan.

Table 6.4 Assessment of Chapter 4 Housing and Density					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				<p>The implementation of the plan by delivering housing, where it is needed across the county will address housing supply issues currently experienced. The provision of a range of housing tenures including affordable housing will be a key element of the plan.</p> <p>Housing mix is a key component of housing supply and ensuring mixed and sustainable communities are achieved and the inclusion of an objective which guides expectations around housing mix is welcome.</p> <p>Given the needs of an ageing population of county Cork, the inclusion of an objective which ensures that the needs of this population cohort are addressed through mixed and sustainable housing provision is welcome.</p> <p>A key element of achieving compact growth is effective density and consolidation rather than urban sprawl. The approach to density as outlined in the chapter will seek higher densities where appropriate.</p>
Biodiversity, Flora & Fauna				✓	<p>The implementation of Housing and Density objectives, which seek to achieve compact growth and higher densities reduce pressure on the biodiversity assets of the county. However, the provision of housing on greenfield lands has the potential for significant adverse impacts on biodiversity (change of land cover, drainage and reclamation of land, artificial surfaces, artificial lighting etc). Whilst there are no specific objectives regarding the protection of</p>

				<p>biodiversity, objectives of Chapter 14 Green Infrastructure and Chapter 15 Biodiversity seek to ensure the protection of habitats of biodiversity value throughout the county are protected from inappropriate development.</p>
Soil			✓	<p>The implementation of the plan has the potential to protect the existing condition of soils and geology by the delivery of development within town centres on previously developed sites over greenfield sites. However, the provision of housing on greenfield lands has the potential for significant adverse impacts on soils and geology. Whilst there are no specific objectives regarding the protection of soils, Chapter 4 is to be read in combination with the other chapters of the Development Plan including 14 Green Infrastructure and Chapter 15: Biodiversity. The objectives in Chapter 14 and 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed development would be appropriately assessed and mitigated.</p>
Water			✓	<p>The provision of housing has the potential for significant adverse impacts on water quality. Particularly on lands adjacent to sensitive catchments or sites that are hydrologically linked to waterbodies where there is the potential for significant adverse impacts on water resources (sediments, pollutants etc.). Chapter 4 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 15: Biodiversity. The objectives in Chapter 11 and 15 are considered appropriate to ensure objectives to protect water quality and ensure the provision of adequate water services infrastructure are protected.</p> <p>Regarding water and wastewater infrastructure this has been considered by the SEA as part of the assessment of the Core Strategy chapter.</p> <p>Regarding flooding, further advice pending completion of the updated SFRA.</p>



Air and Climate	✓			The promotion of compact growth and higher densities, and aligning housing and transport, will assist in contributing to reduced reliance on private car transport and ideally contribute to reduced levels of pollution.
Cultural Heritage			✓	The application of compact growth and higher density approach as advocated by this chapter and the plan, presents opportunities and threats to the cultural heritage of towns. On balance, it is considered that through the implementation of the objectives of Chapter 16 Built and Cultural Heritage, the cultural heritage assets of county Cork would be protected from inappropriate development.
Landscape			✓	The development of new housing across the county, has the potential to have significant negative impacts on the landscape. However, whilst there are no specific objectives regarding the protection of landscapes within this chapter it is noted that the objectives of Chapter 14 Green Infrastructure seek to ensure that high value landscapes of county Cork are protected from inappropriate development.
Material Assets	✓			Implementation of this chapter will direct development to where existing infrastructure is in place and will enhance the material assets of the county. Focusing on compact growth and higher densities, essentially seeks to make the best use of the material assets of the county and seeks to promote sustainable development.

## SEA Conclusions/ Recommendations

The implementation of the plan by delivering housing, where it is needed across the county will address housing supply issues currently experienced. The provision of a range of housing tenures including affordable housing will be a key element of the plan. A key element of achieving compact growth is effective density and consolidation rather than urban sprawl. This would result in positive impacts for population and human health. It would also result in positive impacts for material assets by directing development to where existing infrastructure is in place.

The implementation of Housing and Density objectives would reduce pressure on the biodiversity assets and the soils of the county. Further, the promotion of compact growth and higher densities and aligning housing and transport which will assist in contributing to reduced reliance on private car transport and ideally contribute to reduced levels of pollution and better air quality.

No further recommendations.

## 6.5 Chapter 5: Rural

### Key Provisions and Aims of Chapter 5

- 6.5.1 The plan aims to set out standards for the sustainable development of rural county cork to meet rural generated housing need.
- 6.5.2 The main provision of the chapter includes:
- Careful management of the countryside by preventing unnecessary biodiversity and ecosystem loss, protecting natural flood plains and flood storage areas and by enhancing green infrastructure networks and linkages to support reliance in natural habitats and their species.
  - Climate change adaption measures and the delivery of the development plan renewable energy objectives will rely on rural areas / the countryside having the capacity to accommodate renewable energy projects.
  - Protect the rural economic base.
  - Recognition of distinctive needs for rural, coastal and island areas.



- Ensure viability of settlement hierarchy is not undermined and allow for more sustainable travel patterns.
- Addressing issues of population loss and economic decline.
- Support for island communities.
- Protection of environmental assets of coastal communities which are a tourist asset.

#### Assessment of Chapter 5 Rural Cork

6.5.3 The provisions of Chapter 5 of the Draft Plan would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities to “...to support rural economies and rural communities through implementing a sustainable rural housing policy in the Region” (Regional Planning Objective 27) and have regard for the viability of smaller towns and rural settlements.

6.5.4 The overall objective as set out in the Core Strategy is the delivery of compact sustainable growth within existing settlements. However, the baseline indicates a trend of increasing pressure on the metropolitan green belt from one-off rural housing. Potential adverse environmental effects arising from rural land use development and activities include in-combination effects arising from services and infrastructure to service development, for example those relating to water services, transport, and energy.

6.5.5 Table 6.5 below sets out the details of the environmental impacts arising from the implementation of the rural housing policies of this plan.

Table 6.5 Assessment of Chapter 5 Rural Cork					
Environmental Topic	+	-	?	N	Comments
Population & Human Health		✓			At a national level there is need for updated policy to clarify the intentions of the NPF with regard to rural housing and the established approach of the Rural Housing Guidelines. The approach taken by the draft plan regarding rural

				<p>housing policy has been largely carried over from the current CDP and is compliant with the current Rural Housing Guidelines. This policy approach seeks to carefully manage the development of rural housing across the county with a strong emphasis on supporting sustainable rural communities through catering for genuine rural housing need and prohibiting urban generated rural housing need.</p> <p>It is observed that the baseline data signals a need for careful consideration of rural housing policies to ensure we fully understand the trends and development patterns regarding impacts on the environment, dispersed patterns of housing that could undermine the viability of the settlement structure and particularly the viability of rural villages and towns and limitations around the ability to provide public transport and continued increase in car dependency. The amount of rural housing and the application of the rural housing categories permitted during the plan period needs to be carefully monitored to ensure that excessive rural housing is not permitted. The commitment to review the overall approach in light of new Rural Housing Guidelines is welcome.</p> <p>Policies to protect the greenbelt lands around the county's towns are welcome and they seek to manage the level of development pressure from one-off rural housing. Regarding GB2 objective, this may dilute the intention of the overall policy and the approach necessitates reasoning. Further, the amount of rural housing permitted during the plan period within GB2 needs to be carefully monitored to ensure that excessive rural housing is not permitted within the greenbelt.</p>
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Biodiversity, Flora & Fauna			✓	The scale of one-off rural housing likely to occur in rural Cork has the potential to adversely impact on biodiversity through the loss of hedgerows and trees. However, Chapter 5 is to be read in combination with the other chapters of the Development Plan including Chapter 14 – Green Infrastructure and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 14 and 15 are considered appropriate to ensure adverse impacts on biodiversity arising from any proposed development would be appropriately assessed and mitigated.
Soil			✓	The scale of one-off rural housing likely to occur in rural Cork has the potential to adversely impact on soil quality. This is by merit of the cumulative impact of loss of land cover, introduction of hard surfaces associated with such development and the introduction of wastewater treatment systems. Also, this pattern of development can result in the erosion of prime agricultural land.
Water			✓	One-off rural housing has the potential to adversely impact on water quality. Particularly on lands adjacent to sensitive catchments or sites that are hydrologically linked to waterbodies where there is the potential for significant adverse impacts on water resources (sediments, pollutants etc.). However, the policies in Chapters 5 in relation to treatment plans and Chapter 11 around surface water should ensure that water quality is protected.
Air and Climate		✓		The scale of one-off housing occurring in rural Cork is likely to continue at current levels over the next Plan period. Such development has the potential to adversely impact on air quality and the climate. This would have potential negative impacts on the environment including a continued increase in car dependency and a dispersed pattern of housing that would undermine the viability of the settlement structure and particularly the viability of rural villages and towns. Given this context, it is recommended that the scale of rural housing permitted be carefully monitored in the lifetime of the plan to ensure



				<p>this policy does not undermine the core strategy and other objectives of the Plan.</p>
Cultural Heritage			✓	<p>Whilst there are no specific objectives regarding the protection of Cultural Heritage it is noted that the objectives of Chapter 12 Heritage seek to ensure that cultural and architectural heritage of county Cork is protected from inappropriate development.</p>
Landscape			✓	<p>Whilst there are no specific objectives regarding the protection of landscapes it is noted that Chapter 5 is to be read in combination with the other chapters of the Development Plan including Chapter 14 – Green Infrastructure. The objectives in Chapter 14 are considered appropriate to ensure adverse impacts on landscape arising from any proposed development would be appropriately assessed and mitigated.</p>
Material Assets			✓	<p>The scale of one-off housing occurring in rural Cork is likely to continue at current levels over the next Plan period. Such development has the potential to adversely impact on the ability to deliver essential material assets such as rural broadband, water services, wastewater services, electricity, road maintenance, sustainable transport options by merit of the dispersed nature of development. This undermines the potential of the delivery of such services across the settlement network and dilutes the resources available.</p>



## SEA Conclusions/ Recommendations

Rural housing plays a key role in sustaining rural communities, it also needs to be acknowledged that excessive one-off urban generated housing in the countryside is not sustainable in the long-term by virtue of the impact one off housing has on the landscape, biodiversity, travel patterns, energy demands, water quality and climate change.

Implementation of the Rural Housing Chapter has positive impacts particularly on supporting the rural communities, however, a balance needs to be struck to ensure that the scale of dispersed low-density development is not compromising the development of rural villages and the wider settlement network and putting increased pressure on the greenbelt.

Further consideration should be given to the following recommendations:

**Volume 1 Chapter 5 Rural Cork Recommendation 1:** Monitoring the amount of rural housing and the application of the rural housing categories permitted during the plan period to ensure that excessive rural housing is not permitted and a commitment to review in accordance with updated rural housing guidelines.

**Volume 1 Chapter 5 Rural Cork Recommendation 2:** Monitoring the amount of rural housing permitted during the plan period within GB2 zoned land needs to be carefully monitored to ensure that excessive rural housing is not permitted within the greenbelt and a commitment to review.

## 6.6 Chapter 6: Social and Community

### Key Provisions and Aims of Chapter 6

- 6.6.1 The plan aims to set out standards for the provision of social and community facilities to meet current and future needs of all age cohorts of the population including childcare, education, health, and community facilities. It also includes a section on planning for the ageing population and supports the implementation of the Cork Age Friendly County programme, the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons. The chapter also supports the protection and provision of local services such as local shops and post offices.

6.6.2 The main provision of the chapter includes;

- Securing the provision of facilities which provide community, educational, social, health, and childcare facilities that serve the needs of the public in order to build sustainable communities.
- Acknowledging that the need may arise for the construction of a new acute hospital facility in the county.

**Assessment of Chapter 6 Social and Community**

6.6.1 The provisions of Chapter 6 of the Draft Plan would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities to “...support investment in sport and community organisations in the Region through the Sports Capital Programme including development of shared local and regional sports and community facilities by local authorities” (Regional Planning Objective 198) and to improve access to quality childcare, education, and health services through initiatives and projects under the National Development Plan, alignment with Healthy Ireland and support development of outreach and community services for an expanding and ageing population (Regional Planning Objective 177).

6.6.2 Potential adverse environmental effects arising from land use development and activities include in-combination effects arising from services and infrastructure to service development, for example those relating to water services, transport and energy.

6.6.3 Table 6.6 below sets out the details of the environmental impacts arising from the implementation of the social and community policies of this plan.

Table 6.6 Assessment of Chapter 6 Social and Community					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				In general, the policies contained within this chapter would have a positive impact as they seek to deliver a range of community, educational, social, health and childcare facilities that would meet the needs of the public in order



				<p>to build sustainable communities. The Plan should ensure that future provision of such facilities including Primary Health Care Centres should be normally located on centrally located sites with good public transport/ walking/cycle links.</p> <p>The Plan should seek to improve connectivity to existing Primary Care Centres and other community facilities.</p> <p>Consider how to specifically address the issue of rural isolation through building critical mass within rural settlements and providing social and community facilities and services in rural settlements. Geographical isolation could be assessed through the proximity to services as an indices of Deprivation including access to GP facilities, dentist, optician, post office, hairdresser etc.</p> <p>Objective SC 6-1 should ensure the provision of suitable facilities and services within settlement boundaries.</p>
Biodiversity, Flora & Fauna			✓	<p>The provision of social and community facilities has the potential for adverse impacts on biodiversity (change of land cover, drainage and reclamation of land, artificial surfaces, artificial lighting, high netting etc). However, Chapter 6 is to be read in combination with the other chapters of the Development Plan including Chapter 15: Biodiversity and the Environment. The objectives in Chapter 15 are considered appropriate to ensure adverse impacts on biodiversity arising from any proposed social or community development would be appropriately assessed and mitigated.</p>
Soil			✓	<p>The excavation and ground works required for community and recreation facilities could adversely impact on soil quality and function. Appropriate wastewater services should also be provided including that existing septic tanks serving granny flats be up to EPA standards. However, Chapter 6 is to be read in combination with the other chapters of the Development Plan</p>

				<p>including Chapter 15: Biodiversity and the Environment and Chapter 5: Rural.</p> <p>The objectives in Chapter 5 and 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed social or community development would be appropriately assessed and mitigated.</p>
Water			✓	<p>The provision of social and community facilities on lands adjacent to sensitive catchments or sites that are hydrologically linked to waterbodies have the potential for adverse impacts on water resources. In addition, such developments should be adequately served by wastewater and drinking water without causing adverse environmental impacts. Sustainable water use and design such as SuDS is also necessary for social and community developments. None of these aspects are addressed in Chapter 6.</p> <p>However, Chapter 6 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 7: Marine, Coastal and Islands. The objectives in Chapter 7 and 11 are considered appropriate to ensure in-combination effects related to water and adverse impacts on water arising from any proposed social or community development would be appropriately assessed and mitigated.</p>
Air and Climate			✓	<p>Chapter 6 is to be read in combination with the other chapters of the Development Plan including Chapter 15: Biodiversity and the Environment, Chapter 12: Transport and Mobility and Chapter 17: Climate Action. The objectives in Chapter 12, 15 and 17 are considered appropriate to ensure adverse impacts on air and climatic factors arising from any proposed social or community development would be appropriately assessed and mitigated.</p> <p>As discussed under Population and Human Health above, Chapter 6 could better recognise the need to generally direct social and community development into settlements (particularly underutilised sites in the County's</p>



				towns and villages) and seek sustainable development elsewhere in rural areas. This would better achieve compact growth and the 10-minute town concept set out in the NPF and RSES for sustainable communities in order to better tackle climate change and reduce transport-related air emissions.
Cultural Heritage			✓	Chapter 6 identified one of the key principles and benefits of social and community facilities is the provision of buildings and other facilities for cultural and religious needs. That said, Chapter 6 does not address the protection and provision of cultural heritage as this is specifically set out in Chapter 16: Built and Cultural Heritage. The objectives in Chapter 16 are considered appropriate to ensure effects related to cultural heritage arising from any proposed social or community development would be appropriately assessed and mitigated.
Landscape			✓	Chapter 6 does not address the protection of landscape values as this is specifically set out in Chapter 14: Green Infrastructure and Landscape. The objectives in Chapter 14 are considered appropriate to ensure landscape effects arising from any proposed social or community development would be appropriately assessed and mitigated.
Material Assets			✓	Chapter 6 could better recognise the need to generally direct social and community development into settlements (particularly underutilised sites in the County's towns and villages) and seek sustainable development elsewhere in rural areas. This would better achieve compact growth and the 10-minute town concept set out in the NPF and RSES for sustainable communities to make better use of existing infrastructure assets in the County, including public transport, footpaths, roads, public water services etc.
<p><b>SEA Conclusions/Recommendations</b></p> <p>Implementation of the social and community Chapter has many positive impacts particularly in supporting the provision of social and community facilities which meet the current and future needs of the entire population.</p>				

However, the chapter could better facilitate compact growth and focus on sustainable development within the existing envelopes of the County's towns and villages; and sustainable development elsewhere, including in rural areas.

Further consideration should be given to including the following recommendations:

**Volume 1 Chapter 6 Social and Community Recommendation 1:** The Plan should seek to improve connectivity to existing Primary Care Centres and other community facilities.

**Volume 1 Chapter 6 Social and Community Recommendation 2:** Consider additional supports in Chapter 6 to specifically address the issue of rural isolation through building critical mass within rural settlements and providing social and community facilities and services in rural settlements. Geographical isolation can be assessed through the proximity to services as an indices of deprivation including access to GP facilities, dentist, optician, post office, hairdresser etc.

**Volume 1 Chapter 6 Social and Community Recommendation 3:** Consider revising Objective SC 6-1 in Chapter 6 to ensure the provision of suitable facilities and services within settlement boundaries.

## 6.7 Chapter 7 Marine, Coastal and the Islands

### Key Provisions and Aims of Chapter 7

- 6.7.1 The chapter includes a description of the hierarchy of national marine planning and policy documents and their linkages to national planning policy documents. It includes objectives supporting the implementation of the National Marine Planning Framework and the use of Integrated Coastal Zone Management approaches to planning in the coastal zone (with particular reference to Cork Harbour).
- 6.7.2 It includes objectives supporting industries associated with marine and coastal zones including marine related tourism, fishing and aquaculture, and objectives supporting development on the islands and the development of coastal marine leisure facilities and amenities at beaches, where such developments are sustainable and compatible with nature conservation objectives.



6.7.3 The chapter also includes proposed policy for defending coastal areas against rising sea levels, prioritising the use of natural assets as defences in the first instance.

**Assessment of Chapter 7 Marine, Coastal and the Islands**

6.7.1 The provisions of Chapter 7 in the Draft Plan would have a positive impact on population and human health and material assets by supporting coastal and island communities to maintain their sustainable contribution to the economic, social and cultural life of the County. Offshore energy projects also have the potential to deliver renewable energy targets for Ireland and reduce greenhouse gas emissions.

6.7.2 Coastal, marine and island locations are sensitive locations and there is the potential to cause adverse impacts on cultural heritage, landscapes and biodiversity. Coastal and island communities are particularly vulnerable to erosion and the impacts of climate change from sea level rise, severe weather events etc. As such, potential adverse environmental effects arising from development in the coast, marine and islands include impacts on biodiversity, cultural heritage, soils, climate and landscapes.

6.7.3 Table 6.7 below sets out the details of the environmental impacts arising from the implementation of the social and community policies of this plan.

Table 6.7 Assessment of Chapter 7 Marine Coastal and the Islands					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				<p>The housing needs of rural communities will be met resulting in positive impacts and urban generated rural housing would be directed to urban areas which would support compact growth and improve quality of life for people.</p> <p>Protecting natural heritage would also have a broadly positive impact on the general wellbeing of the population.</p> <p>Consider expanding Objective MCI 7-7: Designated Bathing Areas to commit to implementing the Bathing Waters Directive and consider the potential for</p>



				increasing the number of bathing areas/outdoor swimming areas in the County.
Biodiversity, Flora & Fauna		✓		Negative impacts can occur for biodiversity, flora and fauna at project level where development occurs without mitigation measures being implemented. It is considered that there are sufficient caveats and mitigation in Chapter 15 (cross reference is provided in Section 7.1.4 of this Chapter) to avoid significant adverse impacts on biodiversity from development and activity in coastal and marine areas and the islands.
Soil			✓	It is anticipated that objectives aimed at developing coastal areas whilst also protecting landscapes would have neutral impacts on soils. Loss of an extent of non-protected habitats arising from the replacement of semi-natural land covers with artificial surfaces would be mitigated by SuDS measures and replacement planting.
Water			✓	Overall the impacts of Chapter 7 on water are unclear given the pressures of development on sensitive coastal areas and small islands. However, directing urban generated housing to urban areas will result in more people being connected to public water services infrastructure thus reducing impacts on rural areas and water supplies. It is considered that there are sufficient caveats and mitigation in Chapter 11 (cross reference is provided in Section 7.1.4 of this Chapter) to avoid significant adverse impacts on water from development and activity in coastal and marine areas and the islands.
Air and Climate			✓	It is considered that there are sufficient caveats and mitigation in Chapter 17 (cross reference is provided in Section 7.1.4 of this Chapter) to adapt to climate change in coastal and island communities.
Cultural Heritage			✓	Chapter 7 would have unclear impacts on cultural heritage, including underwater heritage, however there are sufficient objectives in Chapter 16 to mitigate potential impacts.



Landscape				✓	Plans to develop the coast and the islands could lead to visual impacts from houses, tourist and holiday home accommodation, energy developments etc. on areas that may not have the assimilative capacity required for such development. Mitigation such as the landscape character areas mitigate some adverse impacts. Chapter 14 Green Infrastructure and Landscape also recognises the need to consider the feasibility of carrying out a seascape assessment for County Cork but defers it until the preparation of a National Landscape Strategy has been completed and legislation on the future management of foreshore development has been published. Overall there are sufficient objectives in the plan to manage the coastal landscape within the existing legislative framework.
Material Assets	✓				Chapter 7 would have a positive impact on material assets in the County by protecting and promoting coastal and rural areas and assets.

### SEA Conclusions/Recommendations

Implementation of Chapter 7 has many positive impacts particularly on population and human health, and material assets. However, the chapter also has the potential to have negative impacts on the environment particularly on biodiversity, soil quality, cultural heritage and landscape.

Further consideration should be given to including the following recommendations:

**Volume 1 Chapter 7 Marine, Coastal and the Islands Recommendation 1:** Consider expanding Objective MCI 7-7:

Designated Bathing Areas in Chapter 7 to commit to implementing the Bathing Waters Directive and consider the potential for increasing the number of bathing areas/outdoor swimming areas in the County.

## 6.8 Chapter 8: Economic Development

### Key Provisions and Aims of Chapter 8

- 6.8.1 The economic strategy of the plan aims to ensure new employment opportunities are developed in tandem with the provision of housing and infrastructure so that people have the opportunity to live closer to where they work.

The strategy identifies key strategic employment areas and provides locational guidance on the appropriate development in Enterprise, Business, and Industrial areas.

- 6.8.2 The main provision of the chapter includes, developing the County as an attractive, competitive, and sustainable place to live, visit and do business, where the quality of the economy, natural and built environment, culture and the strength and viability of its communities are to the highest standards.
- 6.8.3 This Chapter recognises the important role of Cork Harbour both for population and jobs growth and its future potential as an engine of growth for Metropolitan Cork, the Southern Region, nationally and internationally as a major attractor of investment.
- 6.8.4 The Chapter includes polices to support key employment sectors including pharma, agricultural, forestry, fisheries and food sector which are critical to the economy and employment and provide for future planned development.
- 6.8.5 The Chapter also supports farm diversification and the establishment of new rural enterprises.
- 6.8.6 The Chapter also supports a sustainable aggregates and mineral extractive industry and seeks to safeguard mineral resources.

### Assessment of Chapter 8 Economic Development

- 6.8.1 The provisions of Chapter 6 of the draft Development Plan would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy which states that "...It is an objective to sustainably develop, deepen and enhance our regional economic resilience by widening our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets". (Regional Planning Objective 40).
- 6.8.2 Table 6.8 below sets out the details of the environmental impacts arising from the implementation of the social and community policies of this plan.

Table 6.8 Assessment of Chapter 8 Economic Development



Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				<p>In general, the policies contained within this chapter would have a positive impact as they seek to deliver employment for the existing and future population of the county and seek to deliver this near where people live.</p> <p>Paragraph 8.7.6 states that “In exceptional cases there will be certain types of employment uses which because of their size, scale and operational requirements will be required to be located outside the existing zoned employment land supply and any such proposals which emerge will be considered on their merits subject to normal planning considerations.” The need for caveating uses coming forward outside of zoned employment land supply is questioned given the quantum of zoned employment land. Table 8.6, of the Draft Development Plan states that approximately 1200 hectares within and outside of settlements has been zoned for employment uses. Further, this has the potential to undermine the vision of the Plan to seek to grow the population of the towns and encourage job creation within the towns to allow more people to live and work in the same place and make it easier to use sustainable modes of transport for travel. Given this context, the extent to which exceptional cases arise and are permitted will need to be carefully monitored in the lifetime of the plan to ensure this provision has limited application and does not undermine the economic strategy and other objectives of the Plan.</p> <p>Promoting co-working hubs as part of the Smart Working/Remote Working objective and including guidance to ensure new hubs are appropriately located within the settlement network is welcome.</p>

Biodiversity, Flora & Fauna			✓	<p>The Cork Harbour Area is an environmentally sensitive location including protected sites. The scale of development envisaged needs to be carefully considered regarding the potential adverse impacts on biodiversity.</p> <p>It is noted that Data centres by merit of their scale and nature of their use have the potential for adverse impacts on the local environment especially if proposed in sensitive locations. It is noted that an objective is not included here as it is addressed by Chapter 13: Energy and Telecommunications.</p>
Soil			✓	<p>The excavation and ground works required for development could adversely impact on soil quality and function. Further, by merit of the nature of such development there could be adverse impacts if not properly managed on the receiving soil environment from ongoing operation. However, Chapter 8 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 11 and 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed development would be appropriately assessed and mitigated.</p>
Water			✓	<p>Development could adversely impact on water quality. Especially large industrial employment developments, where discharges are made to adjacent rivers. Further, by merit of the nature of such development there could be adverse impacts if not properly managed from ongoing operation. However, Chapter 8 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 11 and 15 are considered appropriate to ensure adverse impacts on water arising from any proposed development would be appropriately assessed and mitigated.</p>



				Reference is made to the provision of essential services such as water and wastewater services prior to the delivery of development which is welcome.
Air and Climate			✓	By merit of the nature of such development there could be adverse impacts if not properly managed on the receiving air environment from the ongoing operation of such uses. However, Chapter 8 is to be read in combination with the other chapters of the Development Plan including Chapter 15: Biodiversity and the Environment. The objectives in Chapter 15 are considered appropriate to ensure adverse impacts on air quality arising from any proposed development would be appropriately assessed and mitigated.
Cultural Heritage			✓	By merit of the nature of such development there could be adverse impacts on existing cultural heritage of the county. However, Chapter 8 is to be read in combination with the other chapters of the Development Plan including Chapter 3: Settlements and Placemaking and Chapter 16: Heritage. The objectives in Chapters 3 and 16 are considered appropriate to ensure effects related to cultural heritage arising from any proposed development would be appropriately assessed and mitigated.
Landscape			✓	The potential of forestry to permanently alter the landscape of the county is noted, however, that is offset by the environmental benefits. Further, protection of landscape values is specifically set out in Chapter 14: Green Infrastructure and Recreation. The objectives in Chapter 14 are considered appropriate to ensure landscape effects arising from any proposed development would be appropriately assessed and mitigated.
Material Assets	✓			The delivery of good digital connectivity is essential across the county to fulfil ambitions for a strong and diverse economy. The chapter notes that this is addressed in Chapter 13 Energy and Telecommunications. To maximise the positive impacts of delivering employment near where people live digital connectivity upgrades and rollout should be aligned with where development is envisaged.

## SEA Conclusions/ Recommendations

Implementation of the economic development chapter has many positive impacts particularly on delivering the vision to grow the population of the towns and encourage job creation within the towns to allow more people to live and work in the same place and make it easier to use sustainable modes of transport for travel. Potential adverse environmental effects arising from land use development and activities include in-combination effects arising from services and infrastructure to service development, for example those relating to water services, transport and energy.

Increased economic development and prosperity will have potentially positive benefits in the areas of population, human health, and material assets while there are potentially negative impacts for biodiversity, soil, water, air, cultural heritage, climate change, associated with increased development pressures. Implementation of existing development management guidelines and procedures, coupled with the objectives of this chapter, should safeguard against significant adverse impacts in the wider environment.

More focused provision of employment development in the main centres of population enhances the likelihood that development will be serviced by all the necessary supporting infrastructure and places less demand on the environment. If people work closer to where they live, then car-based journeys can be reduced and time spent commuting reduced, thus enhancing overall quality of life.

The development of the agricultural, forestry and fisheries sectors and in food and drink production has the potential to significantly impact on the environment, especially water quality, soil, air quality, landscape etc. Additional traffic associated with more intensive uses within these sectors can also impact on roads infrastructure, air quality and rural amenity. It is uncertain what impact a more intensive agricultural sector will have on the environment. More intensive agricultural practices could have negative impacts on biodiversity, water quality and landscape. Implementation of existing development management guidelines and procedures, coupled with the objectives of this chapter, should safeguard against significant adverse impacts in the wider environment.

Development in and around Cork Harbour in particular will need to be carefully considered so as to ascertain what impacts they will have on both biodiversity and landscape and reference to this is included within the objective EC 8-



1. Further there is a commitment to managing the future of the Cork Harbour Economy as required by RPO79 of the RSES.

Regarding paragraph 8.7.6 this has the potential to undermine the vision of the Plan to seek to grow the population of the towns and encourage job creation within the towns to allow more people to live and work in the same place and make it easier to use sustainable modes of transport for travel. Given this context, the extent to which exceptional cases arise and are permitted will need to be carefully monitored in the lifetime of the plan to ensure this provision has limited application and does not undermine the economic strategy and other objectives of the Plan. This will be further addressed within the monitoring chapter of the SEA.

No further recommendations.

## 6.9 Chapter 9: Town Centres and Retail

### Key Provisions and Aims of Chapter 9

- 6.9.1 The chapter includes objectives relating to the diversification of uses within town centres, the improvement of the public realm and sets out strategies to address the issue of vacant properties in town centres.
- 6.9.2 Once the Joint Retail Strategy (City and County Retail Strategy) has been finalised, it will give clear guidance on future retail development within our towns and villages, which will accord with the retail hierarchy. It is a primary objective of the plan to locate new retail development within existing town centres in so far as possible and to discourage the development of out-of-town retail parks. The chapter also includes policy to align transport infrastructure with retail strategy, to encourage the sensitive redevelopment of old buildings in towns and to promote high quality design for new retail and other development in towns.
- 6.9.3 The key aim of Chapter 9 is to maintain, strengthen and reinvent the role of town centres as dynamic attractive, resilient, and inclusive environments, particularly as the most important location for retailing and services. To deliver this change, the policies of this chapter aim to:
- Provide adequate retail choice in appropriate locations in line with the identified retail hierarchy and the identified quantum of retail space.



- Promote the appropriate revitalisation of vacant and derelict properties and to facilitate the adaptation of existing property in town centre areas including a pro-active approach towards the development of opportunity sites.
- To reduce amount of vacant floorspace within core retail areas by 50% in the short term.
- Make town centres/retail locations as attractive and accessible as possible by public transport, cycling and walking in particular.
- Encourage retail and town centre proposals which respect, retain and complement the heritage of town centres, particularly shopfronts, historic buildings and streetscapes.

### Assessment of Chapter 9 Town Centres and Retail

6.9.4 If the approach is successful, we will see regeneration and rejuvenation of town centres to include investment in retail, public realm, etc. Retail development will be promoted which is of an appropriate scale and in an appropriate location for its type thus ensuring negative impacts on vitality and viability of any existing town centres are minimised. The sequential approach advocated in the plan, will limit large scale retail developments in non-town centre locations.

6.9.5 By seeking to improve the attractiveness of town centres the plan seeks indirectly to encourage urban living as a sustainable settlement choice. It recognises that vibrant town centres are an essential component in the development of sustainable communities and in promoting social inclusion.

6.9.6 The promotion of town centres, where existing infrastructure is in place, will also assist in contributing to reduced reliance on private car transport and contribute to reduced levels of pollution, especially from the transport sector.

6.9.7 The plan seeks to address and encourage the revitalisation of derelict or underused sites prioritising the redevelopment of brownfield lands and vacant properties. It encourages appropriate re-use of the traditional and historic building stock as part of the economic regeneration of settlements. It seeks to promote cultural heritage and amenity.

6.9.8 The provisions of Chapter 9 of the CDP would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities to “...attain sustainable compact settlements



with the “10-minute” city and town concepts” (Regional Planning Objective 176) and “...ensure that retail development is focussed on urban and village centres with the application of a sequential approach to consideration of retail development which does not fall into this category” (RPO55).

6.9.9 The environmental effects arising from the implementation of the Plan’s proposals for Retail are broadly positive. The proposals for a town centres first policy, if implemented will provide immediate benefits to the population and material assets and bring longer term benefits to the population and biodiversity of the County by reducing carbon emissions and helping avoid the serious consequences of climate change. Other impacts are broadly neutral. Table 6.9 below sets out the details of the environmental impacts arising from the implementation of the retail policies of this plan.

Table 6.9 Assessment of Chapter 9 Town Centres and Retail					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				In general, the policies contained within this chapter would have a positive impact as they seek to deliver compact growth through a town centres first approach, by addressing vacancy, and by aligning retail development and transport.
Biodiversity, Flora & Fauna				✓	The plan may deliver longer term gains in relation to the reduction of carbon emissions and avoiding adverse effects of climate change on biodiversity, by implementing a town centres first policy. It would support the delivery of compact growth through the regeneration of existing buildings and brownfield sites. This would result in less pressure on biodiversity of the county.  Whilst there are no specific objectives regarding the protection of biodiversity, there is reference to ensuring that improvements to town centres include elements of green infrastructure and deliver resilient and climate adaptable places. Further, the objectives of Chapter 14 Green Infrastructure and Chapter

				15 Biodiversity seek to ensure the protection of habitats of biodiversity value throughout the county are protected from inappropriate development.
Soil	✓			The implementation of the plan has the potential to protect the existing condition of soils and geology by the delivery of development within town centres on previously developed sites over greenfield sites. Chapter 9 is to be read in combination with the other chapters of the Development Plan including Chapter 15: Biodiversity. The objectives in Chapter 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed development would be appropriately assessed and mitigated.
Water			✓	Chapter 9 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 15: Biodiversity. The objectives in Chapter 11 and 15 are considered appropriate to ensure objectives to protect water quality and ensure the provision of adequate water services infrastructure are protected.
Air and Climate	✓			The promotion of a town centres first policy and aligning retail and transport (Objective TCR 9-8), will assist in contributing to reduced reliance on private car transport and ideally contribute to reduced levels of pollution.
Cultural Heritage			✓	<p>The application of a town centres first policy presents opportunities and threats to the cultural heritage of towns. On balance, it is considered that through the implementation of the objectives of Chapter 16 Built and Cultural Heritage, coupled with Objective TCR 9-9 Design and Innovation in Retail, and Objective TCR 9-10: Shopfronts, of this chapter, the cultural heritage assets of county Cork would be protected from inappropriate development.</p> <p>Consider expanding the scope of TCR 9-10 Shopfronts to provide guidance on signage in general. Signage can be free standing as well as associated with public infrastructure such as bus shelters. The emergence of digital</p>



					signage and the wider impacts this can have on the aesthetic of our town centres should also be considered.
Landscape				✓	Whilst there are no specific objectives regarding the protection of landscapes it is noted that the objectives of Chapter 14 Green Infrastructure seek to ensure that high value landscapes of county Cork are protected from inappropriate development.
Material Assets	✓				Implementation of this chapter will direct development to where existing infrastructure is in place and will enhance the material assets of the county. Focusing on a town centres first approach and compact growth essentially seeks to make the best use of the material assets of the county and seeks to promote sustainable development.

### SEA Conclusions/ Recommendations

In general, the implementation of Chapter 6 of the Draft Development Plan is likely to have many positive environmental benefits as the chapter seeks to deliver compact growth through a town centres first approach, by addressing vacancy, and by aligning retail development and transport. This would reduce pressure on biodiversity and soils by developing brownfield land over greenfield lands. Regarding emissions the alignment of retail and transport would be a positive move in this regard. Whilst, directing growth to town centres may result in increased pressure on cultural heritage it is considered this could be managed through the objectives included in Chapter 16 of the plan. However, to ensure that there would be no further erosion of cultural heritage it is considered that that the below recommendation could be addressed as part of the likely changes that will arise from the Joint Retail Study.

Further consideration should be given to including the following recommendation:

**Volume 1 Chapter 9 Town Centres and Retail Recommendation 1:** Consider expanding the scope of TCR 9-10 Shopfronts to provide guidance on signage in general. Signage can be free standing as well as associated with public infrastructure such as bus shelters. The emergence of digital signage and the wider impacts this can have on the aesthetic of our town centres should also be considered.

## 6.10 Chapter 10 Tourism

### Key Provisions and Aims of Chapter 10

- 6.10.1 The chapter aims to set out objectives for and policies for the development of the tourism sector in Cork. The overall vision for the plan is to promote a sustainable and well managed tourism industry with associated benefits for the county and to identify and develop new and diverse tourism products, particularly focused on heritage & environment and arts & culture. The plan also supports development of tourism enterprise outside established resorts and larger towns and into rural areas.
- 6.10.2 The plan includes objectives to support the Wild Atlantic Way and Irelands Ancient East brands, to support the marine tourism industry and to support the development of long-distance walking routes, Greenways and Blue ways. There is also support in the plan for the development of sustainable agri-tourism developments and tourism retail developments and for the development of audience facilities for festival type events at appropriate locations. The plan includes objectives to support the development of tourism related facilities and accommodation within settlements. It also includes an objective to protect the natural, built and cultural heritage resources upon which the tourism industry depends.

### Assessment of Chapter 10 Tourism

- 6.10.1 The provisions of Chapter 10 of the Draft Plan would contribute positively to people's health and wellbeing by creating opportunities to explore the County and get more active through walking and cycling initiatives and infrastructure. Tourism also enhances economic growth and provides jobs for people.
- 6.10.2 However, there is an inherent conflict between using our sensitive natural and heritage resources while simultaneously seeking to protect them from degradation. Tourism and walking and cycling trails are generally positive but they bring greater volumes of people into wild and natural places and can have adverse impacts on biodiversity, landscape, soil and cultural heritage from movement of bicycles, trampling effects on habitats and species, erosion (particularly along coastal areas and rivers), and loss of buffer/riparian zones. Other features such as lighting along routes can contribute to light pollution and disturb wildlife such as bats and birds. Off - roading and other recreational activities can lead to species disturbance and trampling of habitats etc. Increase in access to coastal areas has the potential to disturb local bird populations or increased boating activities may impact on seabird and mammal populations.



6.10.3 Table 6.10 below sets out the details of the environmental impacts arising from the implementation of the tourism policies of this plan.

Table 6.10 Assessment of Chapter 10 Tourism					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				The tourism policies and objectives in Chapter 10 would have a positive impact on population and human health by supporting tourism, which in turn creates employment and tourism amenities and infrastructure which can add to the overall quality of life.
Biodiversity, Flora & Fauna				✓	<p>Although tourism activity can generate a better understanding of the conservation of the natural environment, overall, increased tourism activity represents a threat to the biodiversity of the County.</p> <p>Much of the development of tourism related infrastructure (e.g. walkways, greenways and blue ways, and developments facilitating access to islands), tends to be directed or located into areas which are sensitive from an environmental, nature conservation and broader heritage point of view. It is considered that there are sufficient caveats and assessment tools provided in the Plan to address these impacts.</p>
Soil				✓	Particularly in upland and coastal areas, tourism development can have adverse soil impacts. Sufficient mitigation and caveats are considered to be included to address any potential impacts.
Water				✓	Tourism tends to attract greater numbers of people to remote areas where water and wastewater infrastructure may not be designed to cope with a sudden temporary influx of human visitors. However, sufficient mitigation and caveats are considered to be included to address any potential impacts.

Air and Climate			✓	<p>Tourism activity generally results in increased travel (including air travel) and the carbon emissions associated with this will have a negative impact on air quality and climate change. Some mitigation is possible by encouraging greater use of sustainable modes of travel and the provision of green and blueways would have positive indirect impacts on air and climate.</p>
Cultural Heritage			✓	<p>The provision of better public access to both built and natural heritage assets can be positive however overall, tourism is considered a threat to cultural heritage. Direct negative impacts can occur where sites or features of interest are inappropriately damaged by refurbishment, extensions, use of inappropriate materials, addition of IT and communications equipment and impact on curtilage or associated historic landscape setting. Overall it is considered that there are sufficient mitigation measures included.</p>
Landscape		✓		<p>The provision of better public access to natural heritage assets is positive for people and their health, however direct negative impacts can occur where tourism adversely impacts on the landscape setting.</p>
Material Assets			✓	<p>Chapter 10 has the potential to positively develop key tourism assets for the County including green and blue infrastructure, long distance walks and connection with the Wild Atlantic Way and Ireland's Ancient East.</p> <p>However, tourism also poses a threat to key assets of the County including increased pressure on water services infrastructure and the use of permanent family homes for short-term holiday rentals. It would be beneficial to have a policy on short stay visitor accommodation.</p>
<p><b>SEA Conclusions/Recommendations</b></p> <p>Implementation of Chapter 10 has many positive impacts particularly on supporting tourism, which in turn creates employment and tourism amenities and infrastructure.</p>				



However, the chapter also has the potential to have negative impacts on the environment particularly on biodiversity, soil quality, landscape and cultural heritage. These aspects are considered to be adequately addressed and mitigation provided where necessary.

## 6.11 Chapter 11 Water Management

### Key Provisions and Aims of Chapter 11

- 6.11.1 The overarching aims for water management, as set out in Chapter 11, are to provide and improve water, wastewater, surface water and flood alleviation services to facilitate development, support the delivery of population, housing and growth targets to protect public health and to protect, restore and improve the receiving environment and water quality.
- 6.11.2 Included in the chapter are references to locations within the County where issues relating to drinking-water supply and waste-water treatment capacity, and the impact of same on the protection of aquatic European Sites, has arisen as an issue of concern.
- 6.11.3 The plan includes objectives supporting the implementation of the Water Framework Directive, the River Basin Management Plan and associated Programme of Measures. It also includes support for local collaborative approaches to catchment management and includes objectives to protect surface water, ground water and drinking water sources, including objectives preventing development within riparian zones and flood plains as well as objectives requiring the use of SuDS measures in new developments.
- 6.11.4 The objectives set out in this chapter seek to prioritise the provision of water services infrastructure in areas prioritised for future growth and development, particularly in the Metropolitan area and for settlements where there are services that are not meeting current needs and where there are issues of non-compliance with license conditions or EU Water or Nature Directives.
- 6.11.5 The chapter includes a table which sets out the current status of water services infrastructure by settlement, identifying locations where deficiencies or shortcomings exist and where investment will be required to facilitate additional development to progress. It sets out policy requiring new development within settlements to connect



to public waste-water services, requiring developments in rural areas to comply with EPA codes of practice and requiring that at least secondary treatment is provided to all wastewater discharges.

6.11.6 The chapter includes policy which will require all new developments to incorporate SuDS measures and an objective to provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the county.

6.11.7 The chapter also supports the implementation of national flood risk policy by primarily avoiding development in flood risk areas and ensuring that proposed development within flood risk zones is compatible with national flood risk guidelines. The chapter acknowledges that whilst a preliminary Strategic Flood Risk Assessment (SFRA) has been carried out on this Plan, it is the Council's intention to carry out an updated SFRA, based on updated mapping. The outcome of any updated SFRA will be reflected in Amendments to the Draft Plan should such amendments be required. In conjunction with the guidance on 'Planning system and Flood Risk Management' (2009), Sustainable Drainage Systems and Green Infrastructure are also recognised as important design approaches to assist in mitigating flood risk.

#### Assessment of Chapter 11 Water Management

6.11.1 The provisions of Chapter 11 of the CDP would contribute positively to the protection of waterbodies whilst also providing for reasonable growth in the County. Chapter 11 provides a strategy to protect groundwater and surface water resources from contamination arising from development to ensure a safe supply of drinking water and protection of public health.

6.11.2 Other positive impacts arising from Chapter 11 would be support for the prioritisation and delivery of key water infrastructure and assets for the County. In particular, the core strategy/allocation of growth is plan-led and based on co-ordinated action whereby Irish Water and other key actors are encouraged and challenged to deliver the infrastructure that is needed to serve the allocated growth and meet the requirements of the Water Framework Directive. If successful, the approach will deliver high-quality permanent infrastructure in a strategic manner and would make the best use of resources by serving areas of strategic growth in a planned and co-ordinated manner (rather than allocating growth based solely on existing/available infrastructure capacity). Many of the objectives in Chapter 11 contain the caveat that development will only proceed where appropriate



wastewater and water services are available in order to comply with the Water Framework Directive and environmental regulations.

6.11.3 The plan assumes that all the growth planned for in the core strategy can be serviced by existing or new water services infrastructure. Cumulative impacts on sensitive catchments including the River Blackwater have been assessed i.e. a detailed assessment has been undertaken on the capacity of this sensitive water catchment to absorb the population increases set out in plan with specific reference to the wastewater infrastructure in place to cater for this planned population growth as part of the Appropriate Assessment of the Plan. The outcome of this assessment has been used to inform the population growth targeted for the Blackwater catchment and is reflected in the Core Strategy set out in Chapter 2 and further elaborated on in relevant settlements in Volume Three North Cork.

6.11.4 Potential adverse environmental effects would arise if water services infrastructure is not delivered as anticipated in the Plan. Other adverse impacts include cumulative impacts arising from un-coordinated development of one-off rural houses which are each served by an individual well and domestic wastewater treatment system. The impacts of existing single dwellings on water quality and soil are not fully known and could also be contributing to adverse impacts. Annual monitoring of existing septic tanks is ongoing. Sufficient mitigation is required to address such potential adverse impacts.

6.11.5 Table 6.11 below sets out the details of the environmental impacts arising from the implementation of the water management objectives of this plan.

Table 6.11 Assessment of Chapter 11 Water Management					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				Chapter 11 sets out objectives to maintain and improve water quality, control abstraction and ensure a stable and consistent water and wastewater services into the future. Working with third parties and other agencies will be key to the success of many objectives e.g. ending raw discharges, delivering planned

				wastewater and water infrastructure projects etc. Overall Chapter 11 would have positive impacts on population and human health.
Biodiversity, Flora & Fauna			✓	Water quality is ‘unassigned’ in many watercourses, and the Water Framework Directive risk status is under ‘Review’ for a lot of waterbodies e.g. in Cork Harbour where a lot of growth is planned, the health and ecological status of the waterbodies are not known. Whilst the assimilative capacity of the River Blackwater has been examined, the assimilative capacity of other waterbodies (including Cork Harbour) are not known. Objectives in Chapter 11 do include a caveat that development should only proceed where appropriate wastewater treatment is available that meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive. However, overall, further research is required to demonstrate that various receiving waters have the capacity to accommodate the proposed growth whilst restoring waterbodies to good or high status as required, protecting biodiversity and ensuring the conservation of Natura 2000 sites.
Soil			✓	It is unclear what impact the policies in Chapter 11 would have on soil quality particularly given the low level of inspections being undertaken on existing domestic wastewater treatment systems in the County. There are approximately 52,096 septic tanks and the rate of inspection as per National Inspection Plan 2018–21 of a minimum of 99 per annum is considered insufficient to tackle the issue and consideration should be given to increasing the level of inspection.
Water			✓	Chapter 11 seeks to protect and enhance water quality. Groundwater protection policies are welcomed and would manage cumulative impacts to ensure adequate protection of groundwater.  Consider expanding the Sensitive Water Catchments text to include Glenbeg Lough given water abstraction challenges and sensitives in the area.



Air and Climate				✓	Chapter 11 would ensure climate change considerations are included in decision making at strategic infrastructure level down to site/project level. Overall Chapter 11 would have a neutral impact on climate and air quality.
Cultural Heritage				✓	Chapter 11 could have adverse impacts on cultural heritage particularly regarding the visual impacts on the character of heritage towns and the impact of flood relief works or coastal protection measures. However, the objectives set out in Chapter 16 provide sufficient protection for the County's built heritage in the context of such development proposals.
Landscape				✓	Chapter 11 could have adverse impacts on landscape particularly regarding the visual impacts of water treatment facilities and associated infrastructure in sensitive landscapes. In addition, flood relief works, or coastal protection measures can adversely impact on landscape values. However, the objectives set out in Chapter 14 provide sufficient protection for the County's landscape in the context of such development proposals.
Material Assets	✓				Chapter 11 would have positive impacts on material assets by supporting the delivery of key water and wastewater upgrades and infrastructure projects. Objectives in Chapter 11 also include the caveat that development should only proceed where appropriate wastewater treatment is available that meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.

### SEA Conclusions/Recommendations

Implementation of Chapter 11 has many positive impacts particularly on population and human health. However, the chapter also has the potential to have negative impacts on soil, water and biodiversity.

Further consideration should be given to the following recommendations for Chapter 11:

**Volume 1 Chapter 11 Water Management Recommendation 1:** Consider expanding the Sensitive Water Catchments to include the Glenbeg Lough given water abstraction challenges and sensitives in the area.

**Volume 1 Chapter 11 Water Management Recommendation 2:** Whilst the assimilative capacity of the River Blackwater has been examined, the assimilative capacity of other waterbodies (including Cork Harbour) are not fully known. Further research on the capacity of various receiving waters to accommodate additional growth whilst restoring waterbodies to good or high status as required, protecting biodiversity and ensuring the conservation of Natura 2000 sites would be welcome.

## 6.12 Chapter 12: Transport and Mobility

### Key Provisions and Aims of Chapter 12

- 6.12.1 The plan aims to set out standards for delivery of an efficient transport system for the County, supporting connectivity and competitiveness, and to make sustainable travel modes an attractive and convenient choice for as many people as possible to deliver economic, social, health, wellbeing, environmental and climate action benefits. There is an emphasis on sustainable active travel, and the plan also supports the delivery of new strategic road infrastructure and the delivery of improvements in the existing road and rail networks.
- 6.12.2 The chapter commits to the integration and alignment of new development with the provision of sustainable transport links, maximising accessibility to public transport, walking and cycling. It also includes support for the implementation of the Cork Cycle Network Plan incorporating the Lee to Sea Greenway, as well as support for the delivery of cycle routes including greenway and blueway corridor projects as well as new cycling corridors within the existing road network where possible.
- 6.12.3 The main provision of the chapter includes:
- supporting improved bus and rail services and improvement of links connecting such services to new developments and a commitment to implement the Cork Metropolitan Area Transport Strategy.
  - support the delivery of certain road infrastructure projects.
  - Creation of an efficient freight network, and to protect the potential for rail-freight facilities to Marino Point and North Esk, Glounthaune.
  - Supporting the expansion of Port facilities in Ringaskiddy and Marino Point and supports the upgrade of roads to facilitate transport connectivity to the Port area, as well as road transport links to Castletownbere Port.



- Supports the role of ferries and other forms of water-based transport providing access to the islands.
- Protection of public safety zones around Cork Airport.
- Sets out car and cycle parking standards which will be applied for various development types.

### Assessment of Chapter 12 Transport and Mobility

6.12.1 The provisions of Chapter 12 of the CDP would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities to “...attain sustainable compact settlements with the “10-minute” city and town concepts” (Regional Planning Objective 176) and “...prioritise housing and employment development in locations within and contiguous to existing city footprints where it can be served by public transport, walking and cycling” (RPO10) and “...pursue policies to reduce reliance on private cars and achieve modal shift to sustainable transportation in conjunction with policies to achieve compact growth and reduce congestion” (RPO91).

6.12.2 Table 6.12 below sets out the details of the environmental impacts arising from the implementation of the Transport and Mobility policies of this plan.

Table 6.12 Assessment of Chapter 12 Transport and Mobility					
Environmental Topic	+	-	?	N	SEA Recommendations
Population & Human Health	✓				<p>Implementing the plan will provide an increased choice of more sustainable modes of transport to greater numbers of the County’s population thus reducing the need for car-based commuting. The core principles of the 10-minute town, land use infrastructure planning, and modal shift will be key to the delivery of compact growth and are welcomed.</p> <p>Objective TM 12-1: Integration of Land Use and Transport, prioritises the sequential development of lands which are within or contiguous to existing urban areas. This will help consolidate growth and limit urban sprawl which is the aim of the SEO for Population and Human Health.</p> <p>Given modal shift away from car use is not being achieved in Cork the inclusion of objective TM12.2.4, which commits the Council to explore alternative</p>

				<p>transport data sources to enable effective and responsive monitoring of transport policy, is welcome.</p> <p>Regarding TM 12.8: Traffic/mobility management and road safety, for part a, consider setting a trigger associated with size of development for the submission of Traffic and Transport Assessments and Road Safety Audits. Traffic and Transport Assessments and Road Safety Audits are vital assessment tools in the development management process which enable road safety and capacity to be fully considered. By not having a clear trigger there is a risk to human health.</p> <p>The introduction of maximum parking standards for residential development, for urban areas is welcome. It is noted that parked vehicles causing obstruction is a matter that can be controlled by the parking enforcement arm of the Council and should not be seen as a barrier to considering this approach.</p>
Biodiversity, Flora & Fauna			✓	<p>The plan may deliver longer term gains in relation to the reduction of carbon emissions and avoiding adverse effects of climate change on biodiversity, but there may be more immediate adverse impact through the development of new transport routes and infrastructure.</p> <p>Regarding part d, of objective, TM12.2.2: Promote and facilitate an active travel culture in the County where active travel is a viable choice and objective TM 12.2: Active Travel, it is recognised that the delivery of cycle routes, Greenways and Blueway corridor projects are a key element of active travel. However, they are often located in areas rich in biodiversity or sensitive protected sites. They have the potential to result in significant impacts on EU Designated sites.</p> <p>The Cork Harbour Area is an environmentally sensitive location including protected sites. The scale of development envisaged, including port development, needs to be carefully considered regarding the potential adverse impacts on biodiversity. However, Chapter 6 is to be read in combination with the other chapters of the Development Plan including Chapter 8 Economy and Development, Chapter 11: Water Management and Chapter 15: Biodiversity and the Environment. The objectives in Chapters 8, 11 and 15 are considered appropriate to ensure adverse impacts on biodiversity arising from any proposed development would be appropriately assessed and mitigated.</p>
Soil			✓	<p>The excavation and ground works required for development could adversely impact on soil quality and function. Further, by merit of the nature of such development there could be adverse impacts if not properly managed on the receiving soil environment from ongoing operation. However, Chapter 12 is to be read in combination with the other chapters of the Development Plan</p>



				including Chapter 11: Water Management and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 11 and 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed development would be appropriately assessed and mitigated.
Water			✓	Development could adversely impact on water quality. Especially large infrastructure projects, where water runoff and sediment are made to adjacent rivers. Further, by merit of the nature of such development there could be adverse impacts if not properly managed from ongoing operation. There are also potential risks from surface water flooding if SuDS are not integrated from the design stage. The reference to SuDS throughout this chapter is welcome in this regard. Further, Chapter 12 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 11 and 15 are considered appropriate to ensure adverse impacts on water quality arising from any proposed development would be appropriately assessed and mitigated.
Air and Climate	✓			<p>Transport is the second highest contributor to Green House Gas Emissions and has a key role to play as Ireland supports the adoption of a net zero greenhouse gas emissions target by 2050.</p> <p>Implementing the plan will have a positive impact on air quality and climate change as achieving modal shift, enabling cleaner transport options, and delivering compact growth are all key to reducing greenhouse gas emissions.</p> <p>The 10-minute neighborhood concept whereby a large portion of the population may choose to walk to access many of their everyday needs within a safe, attractive, and convenient 10-minute walk of their home is welcome and would improve air quality and assist in the achievement of greenhouse gas emission targets by the reduction in car usage for shorter trips.</p>
Cultural Heritage			✓	Whilst there are no specific objectives regarding the protection of cultural heritage it is noted that the objectives of Chapter 16 Built and Cultural Heritage seek to ensure the protection of cultural heritage assets of county Cork are protected from inappropriate development.
Landscape			✓	Whilst there are no specific objectives regarding the protection of landscapes it is noted that the objectives of Chapter 14 Green Infrastructure seek to ensure that high value landscapes of county Cork are protected from inappropriate development.
Material Assets	✓			Implementation of this chapter will enhance the material assets of the county. Focusing improvements on active travel and active transport and providing major infrastructure to the road network when essential seeks to make the best use of the material assets of the county and seeks to promote the sustainable development of new infrastructure to provide for culture and future needs.



## SEA Conclusions/ Recommendations:

Implementing the plan will provide an increased choice of more sustainable modes of transport to greater numbers of the County's population thus reducing the need for car-based commuting. The core principles of the 10-minute town, land use infrastructure planning, and modal shift will be key to the delivery of compact growth and are welcomed. The implementation of objectives within this chapter would see the prioritisation of the sequential development of lands which are within or contiguous to existing urban areas. This will help consolidate growth and limit urban sprawl which is the aim of the SEO for Population and Human Health. Given the historic issues with achieving modal shift within the county the commitment to explore alternative transport data sources to enable effective and responsive monitoring of transport policy, is welcome.

To conclude this chapter promotes the use of sustainable forms of transport such as walking, cycling and public transport and its implementation should therefore have many positive impacts on population and human health, air quality, climate change through the reduction in use of the private car, reduced traffic congestion and lower transport emissions.

The development of transport infrastructure, including greenways and cycle and pedestrian routes, have the potential to significantly impact on the environment, especially biodiversity. Implementation of existing development management guidelines and procedures, coupled with the objectives of this chapter, should safeguard against significant adverse impacts in the wider environment.

## 6.13 Chapter 13 Energy and Telecommunications

### Key Provisions and Aims of Chapter 13

- 6.13.1 The chapter aims to set out objectives to support investment in sustainable energy production and infrastructure in Cork including wind, solar, bioenergy and hydrogen energy. It also includes policy relating to gas storage facilities and telecommunications.
- 6.13.2 A key focus of the chapter is on the continued development of renewable energy development proposals, including those co-located with energy storage facilities. It includes details of the onshore wind energy strategy which sets out large scale wind energy development policy for identified locations of the county (i.e. where they are acceptable in principle, where they are normally discouraged etc).
- 6.13.3 The Chapter also includes objectives supporting the development of solar and hydroelectric power projects and associated transmission grid, storage and distribution infrastructure. It also includes policy supporting the development of small-scale wind, solar and hydro-electric renewable energy projects.



- 6.13.4 The chapter includes a section supporting the development of off-shore wind and ocean energy projects and includes an objective to provide land-based infrastructure to support the assembly, deployment and maintenance of wind and ocean energy infrastructure, with particular reference to Cork Harbour and Castletownbere as potential locations.
- 6.13.5 The chapter supports the development of bioenergy plants on brownfield sites adjacent to urban areas and the development of green hydrogen as a fuel for power generation and includes an objective supporting the potential provision of Carbon Capture and Storage development at the Kinsale Head gas field. It also includes an objective encouraging innovative new building design and the retrofitting of existing buildings to improve energy efficiency and energy conservation.
- 6.13.6 The chapter includes objectives supporting the development of new electricity transmission and gas networks and the proposed new Celtic Interconnector which will create an electrical grid connection linking Ireland to France.

#### **Assessment of Chapter 13 Energy and telecommunications**

- 6.13.1 The provisions of Chapter 13 of the Draft Plan would contribute towards the provision of energy and telecommunications infrastructure and services required to serve the existing population and planned growth. County Cork is also regionally and nationally important as an energy provider particularly given on and offshore wind resources. Other energy technologies are developing and emerging including small scale energy generation with the potential to serve the national grid.
- 6.13.2 The policies and objectives supporting renewable energy in Chapter 13, in combination with other plans, programmes etc., contributes to the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards reducing carbon emissions and maintaining and improving air quality and managing noise levels.
- 6.13.3 Potential adverse environmental effects arising from land use development and activities include impacts on landscape values, loss of an extent of soil function arising from the replacement of semi-natural land covers with large infrastructure development e.g. concrete bases of wind turbines.

6.13.4 Table 6.13 below sets out the details of the environmental impacts arising from the implementation of Chapter 13 Energy and Telecommunications.

Table 6.13 Assessment of Chapter 13 Energy and Telecommunications					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				The plan supports the provision of a secure and sustainable energy supply and digital infrastructure for the County. Indirect positive impacts on air quality from decarbonising energy would also be achieved.
Biodiversity, Flora & Fauna				✓	Energy and telecommunication infrastructure have the potential to adversely impact biodiversity, flora and fauna (both terrestrial and marine) arising from both construction and operation of development and associated infrastructure: Wind energy developments, for example, can disrupt the flight path of birds and protected species. Objectives in Chapter 13 are also supplemented by the objectives in Chapter 15 Biodiversity and Environment and overall it is considered that sufficient caveats, protection and mitigation (where appropriate) is provided for biodiversity flora and fauna.
Soil				✓	Energy and telecommunication infrastructure have the potential to adversely impact on soil resources particularly in upland areas. Potential adverse effects could occur on the hydrogeological or ecological function of the soil resource particularly from large scale solar farms and geothermal energy developments. However, the assessment criteria detailed in Chapter 13 (which requires consideration of site suitability) and Objective ET 5.1 (only supports renewables at suitable locations) would mitigate adverse soil impacts. In addition, the objectives in Chapter 15: Biodiversity and Environment are considered appropriate to ensure effects related to soil arising from any proposed energy or telecommunication development would be appropriately assessed and mitigated.



Water			✓	<p>The development of new hydro-electric power stations and associated infrastructure could give rise to significant adverse environmental impacts on watercourses, water quality and water habitats and species. However sufficient caveats and provisions are made in Objective ET 13.15 Hydro Electricity to avoid significant adverse impacts and prevent hydroelectricity developments in sensitive waterbodies. Other objectives protecting water quantity and quality are set out in Chapter 11 Water Management.</p>
Air and Climate			✓	<p>Chapter 13 would have a positive impact on air and climate having regard to the emphasis on renewable energy and the provisions for reducing carbon emissions in line with the Climate Action Plan (2019).</p> <p>Objective ET13.27 seeking to reduce carbon emissions is positive but the objective has no targets for County Cork to achieve during this Development Plan- it would be a challenge to measure and monitor this objective and should be reconsidered/refined if and when national guidance is provided on carbon budgeting in accordance with Action 15 of the National Climate Action Plan 2019.</p>
Cultural Heritage			✓	<p>The risks to cultural heritage are generally low. In addition, the objectives in Chapter 16: Built and Cultural Heritage are considered appropriate to ensure effects related to cultural heritage arising from any proposed energy or telecommunication development would be appropriately assessed and mitigated. Overall, it is anticipated that the implementation of Chapter 13 will have a neutral impact on cultural heritage.</p>
Landscape		✓		<p>Energy and telecommunication infrastructure have the potential to adversely impact landscape resources particularly from wind energy both on and offshore. The transmission networks associated with wind energy can also adversely impact landscape values. Some mitigation is provided by the wind energy strategy map.</p>

Material Assets	✓			<p>Chapter 13 would have a positive impact on the material assets of the county by enabling vital energy and telecommunications infrastructure to be delivered.</p> <p>Whilst Chapter 13 does discuss battery storage, the chapter could include an objective supporting battery storage as a material asset for the County. Some factors that have been considered in recent battery storage planning applications in Cork County (and could be included for consideration in an objective) are:</p> <ul style="list-style-type: none"> <li>• Connection to the grid to be included in application details. Consideration of whether it's SID or not having regard to S182A(9) of P&amp;D Act regarding electricity transmission lines (110kv threshold) and s37A(2) re SID qualifying criteria.</li> <li>• Rationale for the proposed development and links to existing projects (co-location seen more favourable. Also need the info for EIA screening purposes i.e. is it an extension of an existing project or a new standalone project for the purposes of screening under part 13 Annex II? Generally seen as standalone projects).</li> <li>• Construction Environment Management Plan requirement</li> <li>• Details of decommissioning including removal of fencing, roads etc.</li> <li>• Noise assessment and details of aircon</li> <li>• Visual impact assessment including impacts on landscape and landscape screening/planting plan. Guidance on layouts and ways to improve building finishes and glare may be something to consider</li> <li>• Ecology report (impacts on badger sets, terrestrial ecology etc) and impacts of culverts for access roads etc. Impacts on Natura 2000 sites and NHAs etc.</li> <li>• Geological conditions confirming soil type and that no peat lands/soil instability issues</li> </ul>
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|  |  |  |  |  | <ul style="list-style-type: none"> <li>• Access and site entrance details</li> <li>• Co-location generally in principle subject to cumulative impacts and other proper planning considerations.</li> </ul> |
|--|--|--|--|--|--|

### Conclusions/Recommendations

Implementation of Chapter 13 has many positive impacts particularly on population and human health, air quality and climate change.

However, implementation of the Energy Chapter has the potential to have negative impacts on the environment particularly on biodiversity and landscape.

Further consideration should be given to the following recommendation:

**Volume 1 Chapter 13 Energy and Telecommunications Recommendation 1:** Whilst Chapter 13 does discuss battery storage, the chapter could include an objective supporting battery storage as a material asset for the County. Some factors that have been considered in recent battery storage planning applications in Cork County (and could be included for consideration in an objective) are:

- Connection to the grid to be included in application details. Consideration of whether it's SID or not having regard to S182A(9) of P&D Act regarding electricity transmission lines (110kv threshold) and s37A(2) re SID qualifying criteria.
- Rationale for the proposed development and links to existing projects (co-location seen more favourable. Also need the info for EIA screening purposes i.e. is it an extension of an existing project or a new standalone project for the purposes of screening under part 13 Annex II etc. Generally seen as standalone projects).
- Construction Environment Management Plan requirement
- Details of decommissioning including removal of fencing, roads etc.
- Noise assessment and details of aircon
- Visual impact assessment including impacts on landscape and landscape screening/planting plan. Guidance on layouts and ways to improve building finishes and glare may be something to consider
- Ecology report (impacts on badger sets, terrestrial ecology etc) and impacts of culverts for access roads etc. Impacts on Natura 2000 sites and NHAs etc.

- Geological conditions confirming soil type and that no peat lands/soil instability issues
- Access and site entrance details
- Co-location generally in principle subject to cumulative impacts and other proper planning considerations.

## 6.14 Chapter 14: Green Infrastructure and Landscape

### Key Provisions and Aims of Chapter 14

- 6.14.1 The chapter seeks to identify, manage and plan for green and blue infrastructure in the County. The Chapter recognises the value of identifying, protecting and managing green spaces and watercourses in urban areas to enhance and maximise their environmental, biodiversity, heritage, cultural, landscape and recreational benefits. It sets out key principles for the protection and management of green and blue infrastructure resources and identifies the cross linkages to objectives set out in other chapters of the plan, particularly objectives relating to the protection of biodiversity and water resources and objectives contained in the climate chapter, which will help to achieve these principles.
- 6.14.2 It also includes objectives relating to the standards to be applied in the design and provision of public and private open space in new residential developments, supporting the development of new recreational opportunities in the wider countryside, the recording of Public Rights of Way and the protection of high-value landscapes.
- 6.14.3 The chapter includes objectives encouraging the retention of green space in urban, urban fringe and adjacent countryside areas, supporting the development of a green infrastructure network, supporting the protection of water resources, and enhancing the biodiversity and recreational value of green spaces in urban settings and supporting the development and enhancement of green corridors linking existing open spaces in settlements.
- 6.14.4 The chapter links to settlement specific policy and maps which identify the green and blue infrastructure resources of the main towns and sets out objectives relating to same. It includes objectives requiring new local area plans and masterplans to include detailed green infrastructure proposals and new development and re-development proposals to incorporate landscape/green/blue infrastructure plans with their planning proposals.



The chapter includes a commitment to consider preparing a guidance note for best practise on integrating green and blue infrastructure into new development proposals.

6.14.5 The chapter includes objectives supporting the provision of recreation and amenity facilities in new developments and also includes one supporting the protection and enhancement of existing recreational facilities and public open space. It also includes objectives relating to the provision of private and public open space within new residential developments and the standards which will be required in terms of quantum and quality of same which must accord with the Councils Recreation and Amenity Policy.

6.14.6 The chapter includes a section on countryside recreation and includes an objective to support the diversification of the rural economy through the development of the recreational potential of the countryside. It also includes objectives relating to the preservation of public rights of way, protection of the high value landscapes in accordance with the draft Cork County Landscape Strategy, the protection of scenic routes as identified in the Volume 2 of the plan, the protection of approaches to towns and the protection of prominent open hill tops and valley sides within the Metropolitan Greenbelt.

#### **Assessment of Chapter 14 Green Infrastructure and Landscape**

6.14.1 The provisions of Chapter 14 of the Draft Plan would contribute towards a more strategic green infrastructure strategy for the County which would largely have a positive impact on population and human health and would deliver green and blue infrastructure assets in the County.

6.14.2 Whilst the development of green and blue infrastructure would benefit the population and human health, they may cause some conflicts with the need to protect biodiversity, trees, soil, landscapes and other natural assets of the County unless such infrastructure is carefully located, designed and managed as part of an overall strategic network.

6.14.3 The preservation of landscape views and prospects and the identification and protection of high value landscapes will have a positive impact on the environment.

6.14.4 Table 6.14 below sets out the details of the environmental impacts arising from the implementation of the green infrastructure and landscape chapter of this plan.



Table 6.14 Assessment of Chapter 14 Green Infrastructure and Landscape

Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				Chapter 14 would have positive impacts on population and human health by the provision of accessible parks, open spaces and recreational facilities particularly within settlements. The development of green infrastructure would also contribute towards active travel, sustainable mobility and reductions in greenhouse gas emissions which would have positive health impacts.
Biodiversity, Flora & Fauna			✓		<p>The Chapter would have broad positive impacts for biodiversity by recognising and protecting key landscapes in sensitive areas.</p> <p>The approach to managing green and blue infrastructure in the Plan is fragmented as only green infrastructure within settlement boundaries is mapped. There is no county-wide green or blue infrastructure network, strategy or map and it is unclear how a strategic and connected network can be achieved for the County under the provisions as currently drafted. Development outside settlement boundaries could interrupt/hinder/fragment existing or potential green linkages if they are not mapped or planned for.</p>
Soil				✓	The management of green infrastructure would contribute positively towards protection of the valuable soil resource of the County. However, it is recognised that the development of green and blue infrastructure also potentially conflicts with soil protection. Sufficient soil mitigation, including the imposition of SuDS measures, is provided in the Plan.
Water			✓		<p>Chapter 14 briefly refers to the potential of green and blue infrastructure to better manage surface and flood water and to contribute to maintaining and improving the quality of water in the County.</p> <p>Other objectives In Chapter 11 Water Management relating to flood mitigation, riparian margins and the use of SuDS and nature-based solutions for drainage</p>



				and flood management are considered sufficient to protect water resources when planning, designing and delivering green and blue infrastructure.
Air and Climate	✓			The development of green infrastructure would contribute positively towards active travel, sustainable mobility and reductions in greenhouse gas emissions.
Cultural Heritage	✓			<p>The implementation of specific objectives on protecting landscape, important views and prospects and man-made assets of heritage value will have a positive impact and should protect cultural heritage from inappropriate development. The aim to enhance community awareness and appreciation of natural and cultural heritage through green and blue infrastructure would also have positive impacts.</p> <p>Chapter 14 could have potential adverse impacts on protected archaeological and architectural heritage – including the context of this heritage – as well as unknown archaeological heritage. However Objective GI 14-1: Countywide Green Infrastructure Objectives and the objectives in Chapter 16: Built and Cultural Heritage are considered appropriate to ensure effects related to cultural heritage arising from any proposed green and blue infrastructure development would be appropriately assessed and mitigated.</p>
Landscape	✓			The implementation of specific objectives on protecting landscape, important views and prospects and countryside recreation will have a direct positive impact and should protect landscapes from inappropriate development.
Material Assets			✓	<p>Implementation of this chapter will positively contribute to the asset base of the County by managing the existing green infrastructure network in the County and protecting important assets such as high landscape value areas.</p> <p>However, there is a danger in not providing a County-wide connected network approach to green and blue infrastructure, that it would undermine and</p>

					<p>compromise the potential of delivering a connected network asset (particularly if an ad hoc approach is taken to the assessment of individual planning applications for infrastructure such as slipways, moorings, short km stretches of greenways etc. without an overall vision and strategy for a connected network). It is recommended that consideration be given to how best to identify, protect and enhance a planned connected network across the whole County and over county boundaries as may be required. This would also assist with delivering objectives in Chapter 10 Tourism that aim to provide walking/cycling greenways and long-distance walking trails.</p>
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**SEA Conclusions/Recommendations**

Implementation of Chapter 14 has many positive impacts particularly on population and human health, landscapes and climate. The development of green infrastructure would facilitate contributions towards increases in sustainable mobility and reductions in greenhouse gas emissions, increases in flood risk management and protection of human health, protection and management biodiversity and water quality, and protection of cultural heritage and landscape sensitivities.

However, it is recognised that the development of green infrastructure could potentially conflict with other environmental components. This type of infrastructure is often constructed in ecologically and visually sensitive areas adjacent to the banks of rivers and streams. Potential adverse effects (including in-combination effects across County borders) would be mitigated by measures that have been integrated into other provisions within the Plan and any additional requirements arising through more detailed assessments in lower order plans or in the assessment of planning applications.

Further consideration should be given to including the following amendments;

**Volume 1 Chapter 14 Green Infrastructure and Landscape Recommendation 1:** The approach to managing green and blue infrastructure in the Plan is fragmented as only green infrastructure within settlement boundaries is mapped. Consider in Chapter 14 how best to identify, protect and enhance existing and planned green and blue infrastructure assets of the County that provides a planned connected network across the County and over county boundaries as required.



## 6.15 Chapter 15: Biodiversity and the Environment

### Key Provisions and Aims of Chapter 15

- 6.15.1 This chapter sets out objectives for the protection of biodiversity resources including sites proposed or designated for nature conservation, protected species and habitats of high natural value outside protected sites.
- 6.15.2 The chapter includes objectives committing the Council to the incorporation of consideration of protection and enhancement of biodiversity resources across all elements and areas of Council activity including plan making, development, land management, the permitting and licensing of new development and other activities, and through its work with communities and other groups as well as other agencies.
- 6.15.3 The chapter includes objectives supporting the implementation of the National and County Biodiversity Action Plans and to All-Ireland Pollinator Plan.
- 6.15.4 It also includes broader environmental objectives relating to the protection of soils and air quality, to the control of noise and light emissions and the management and control of waste.

### Assessment of Chapter 15 Biodiversity and Environment

- 6.15.1 The provisions of Chapter 15 of the Draft Plan would have an overall positive impact on biodiversity, flora and fauna by protecting and managing biodiversity at plan and strategy stage, in the development management process and when licensing or permitting other activities. Chapter 15 would have a positive impact on population and human health by ensuring development occurs away from sensitive areas and contaminated material would be managed in a manner that removes any risk to human health. Positive impacts would also occur on air quality by monitoring air quality and controlling air emissions.
- 6.15.2 Table 6.15 below sets out the details of the environmental impacts arising from the implementation of the biodiversity and environmental policies of this plan.

Table 6.15 Assessment of Chapter 15 Biodiversity and Environment					
Environmental Topic	+	-	?	N	SEA Recommendation

Population & Human Health	✓			Chapter 15 would have a positive impact on population and human health by ensuring development occurs away from sensitive areas and contaminated material would be managed in a manner that removes any risk to human health. Positive impacts would also occur on air quality by monitoring air quality and controlling air emissions.
Biodiversity, Flora & Fauna	✓			<p>Chapter 15 would have an overall positive impact on biodiversity, flora and fauna by protecting and managing biodiversity at plan and strategy stage, in the development management process and when licensing or permitting other activities.</p> <p>Consider revising Objective BE 15-1 ‘Support and comply with national biodiversity protection policies’ to commit to revising and updating the County Biodiversity Plan.</p> <p>Consider an objective to use an ecosystem services approach to natural capital as a tool in measuring biodiversity and informing any planned biodiversity enhancement of lands, particularly Council owned and managed lands.</p> <p>RPO 127 of RSES sets out objectives for invasive species including the need to survey invasive species and coordinate responses. It is recognised that there is currently no co-ordinated or strategic effort at county level to survey, record or tackle invasive species.</p>
Soil	✓			Chapter 15 would have a positive impact overall on soil by supporting healthy functioning ecosystems to maintain our soils and encouraging the reuse of brownfield land.
Water	✓			Chapter 15 would have a positive impact overall on water resources in the County; particularly the protection and enhancement of wetlands, riparian zones and providing healthy functioning ecosystems to clean our water.



Air and Climate	✓				Chapter 15 would have a positive impact overall on air and climate in the County; particularly the protection and enhancement of trees, woodlands and riparian margins and by monitoring air quality and controlling air emissions.
Cultural Heritage				✓	Chapter 15 is anticipated to have a neutral impact on cultural heritage.
Landscape	✓				Chapter 15 would have overall indirect positive impacts for landscape by conserving and protecting areas of biodiversity value and trees.
Material Assets	✓				Chapter 15 would have an indirect positive impact on material assets as it would create natural assets for flood retention and water-based solutions to reduce the overall pressure on water and wastewater systems.

### SEA Conclusions/Recommendations

Implementation of Chapter 15 has many positive impacts particularly on biodiversity, flora and fauna, landscape, air and climate, population and human health, soils and material assets. The chapter would have neutral impacts on the cultural heritage.

Further consideration should be given to including the following amendments;

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 1:** Consider revising Objective BE 15-1 in Chapter 15 to commit to revising and updating the County Biodiversity Plan.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 2:** Consider an objective in Chapter 15 to use an ecosystem services approach to natural capital as a tool in measuring biodiversity and informing any planned biodiversity enhancement of lands, particularly Council owned and managed lands.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 3:** RPO 127 of RSES sets out objectives for invasive species including the need to survey invasive species and coordinate responses. Consider how best to deliver a county level strategy for invasive species to survey, record and tackle invasive species.

## 6.16 Chapter 16 Built and Cultural Heritage

### Key Provisions and Aims of Chapter 16

6.16.1 This chapter describes the built heritage of the County and sets out objectives for protecting same. The chapter includes objectives relating to the protection of archaeological sites and monuments, underwater archaeology,

zones of archaeological potential in historic towns, industrial and post medieval archaeology, battlefield, siege and ambush sites and burial grounds. It also includes an objective to develop a management plan for the archaeology of the county.

6.16.2 The chapter references the Record of Protected Structures contained in Volume 2 of the plan and the National Inventory of Architectural Heritage and includes objectives to identify and include structures on the Record of Protected Structures, to extend the record and to protect the structures contained within the record. It also includes objectives to have regard and to consider structures included on the National Inventory and to protect non-structural elements of the built heritage including parks and gardens and to establish and provide protection of Architectural Conservation Areas. The chapter also includes objectives supporting the protection of vernacular heritage buildings, historic and designed landscapes. It includes an objective supporting community led approaches to village improvement projects using village design statements.

6.16.3 The chapter includes commitments to protect and promote the cultural heritage of the county, including place names, Irish language and unique cultural elements of Gaeltacht areas.

6.16.4 The chapter includes a short section on the arts and includes an objective to provide for the development of arts infrastructure and facilities to support creative activity at local level.

#### Assessment of Chapter 16 Built and Cultural Heritage

6.16.1 The provisions of Chapter 16 of the Draft Plan would have a positive impact on population, human health and cultural heritage. The archaeological and architectural heritage of the County is afforded protection through objectives in this chapter. Chapter 16 would have positive impacts on cultural heritage by ensuring that existing building stock is used into the future and can be showcased in a manner which generates interest in built heritage through education and tourism.

6.16.2 That said, redevelopment and renovation of historic buildings, and new development on or near heritage sites or close to protected structures or Architectural Conservation Areas can have adverse impacts on the setting and character of these sites. Previously undocumented or undiscovered archaeology can be damaged as a result of development and it is noted that some land-uses and activities do not fall within the remit of the Planning and Development Act 2000 as amended (e.g. most farm works, forestry etc).



6.16.3 Potential adverse environmental effects arising from land use development and activities include impacts on biodiversity, cultural heritage, material assets and landscapes.

6.16.4 Table 6.16 below sets out the details of the environmental impacts arising from the implementation of the social and community policies of this plan.

Table 6.16 Assessment of Chapter 16 Built and Cultural Heritage					
Environmental Topic	+	-	?	N	Comments
Population & Human Health	✓				Chapter 16 would have a positive impact in protecting cultural heritage for future generations. Protecting natural heritage would also have a broadly positive impact on the general wellbeing of the population.
Biodiversity, Flora & Fauna				✓	Chapter 16 is considered to have a neutral impact on cultural heritage. There is sufficient protection and mitigation provided in Chapter 15 to avoid adverse impacts arising from built and cultural heritage preservation and restoration projects.
Soil	✓				It is anticipated that objectives aimed at protecting historic landscapes and preserving archaeology in-situ as a first preference would have indirect positive impacts on soils.
Water				✓	Overall the impacts of Chapter 16 on water are anticipated to be neutral. It is acknowledged that there is potential for indirect impacts on water to occur when refurbishing old building stock in areas that have insufficient wastewater capacity or water services however this would be assessed on a case by case basis during the planning process.
Air and Climate				✓	Climate change is a significant threat to cultural heritage and Action 4.6 of the Cork Climate Adaption Strategy seeks to implement a system to document, monitor and assess the impact of climate change on Cork County Council owned heritage and cultural assets. It is considered that there are sufficient commitments in Chapter 17 Climate Action to mitigate adverse impacts.



Cultural Heritage	✓				Chapter 16 would have positive impacts on cultural heritage by ensuring that existing building stock is used into the future and can be showcased in a manner which generates interest in built heritage through education and tourism. In addition, the archaeological and architectural heritage of the County is afforded protection through objectives in this chapter.
Landscape	✓				Chapter 16 and Objective HE 4-7: Historic Landscapes in particular, would have a positive impact on landscapes in the County.
Material Assets	✓				Chapter 16 would have a positive impact on material assets in the County by protecting and promoting the reuse and refurbishment of existing historic building stock.

### SEA Conclusions/Recommendations

Implementation of Chapter 16 has many positive impacts particularly on population and human health, cultural heritage and material assets. The impacts of climate change on heritage are also addressed in the Draft Plan. Potential impacts on biodiversity and water are considered to be appropriately mitigated to ensure neutral impacts.

No further recommendations considered necessary.

## 6.17 Chapter 17: Climate Change

### Key Provisions and Aims of Chapter 17

6.17.1 This chapter sets out the context for county level climate policy, linking back to International, National and Regional Policy. It also identifies the policy areas included across all chapters of the plan which will help to mitigate the impacts of Climate Change. These include policies which are intended to deliver compact growth, improved public and active transport opportunities, encouragement of development of more renewable energy facilities and the protection of biodiversity resources. It includes objectives to support National and Regional Climate policy and to support the implementation of the Cork Climate Change Adaptation Strategy, to enhance awareness of climate action issues, to support the Regional Climate Office, to support the identification and development of decarbonising zones, and to prepare a Climate Action Plan as required by the Climate Action and Low Carbon Development (Amendment) Bill 2020.



## Assessment of Chapter 17 Climate Action

6.17.1 The provisions of Chapter 17 of the Draft Plan add to the existing Council climate action policy framework that includes the Cork Climate Change Adaption Strategy 2019-2024. It will contribute towards climate action in combination with this local authority Climate Adaptation Strategy and result in positive impacts for population, human health, biodiversity, landscape, water, soil, material assets and cultural heritage.

6.17.2 Table 6.17 below sets out the details of the environmental impacts arising from the implementation of the social and community policies of this plan.

Table 6.17 Assessment of Chapter 17 Climate Action					
Environmental Topic	+	-	?	N	SEA Recommendation
Population & Human Health	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on population and human health.
Biodiversity, Flora & Fauna	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on biodiversity, flora and fauna.
Soil	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on soils.
Water	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on water.
Air and Climate	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on air and climate.

Cultural Heritage	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on cultural heritage.
Landscape				✓	Chapter 17 could have adverse impacts on landscape through climate resilience and flood protection measures. Sufficient provisions are considered to be provided in the Plan to protect sensitive landscapes and mitigate impacts as required.
Material Assets	✓				Whilst there are no specific objectives on this topic in Chapter 17, through the climate mitigation and adaption measures set out in the Chapter there will be an overall positive impact on material assets by delivering climate resilient infrastructure.
<p><b>SEA Conclusions/Recommendations</b></p> <p>Implementation of Chapter 17 has positive impacts particularly for population, human health, biodiversity, landscape, water, soil, material assets and cultural heritage</p> <p>No further recommendations.</p>					

## 6.18 Chapter 18: Zoning and Land Use

### Key Provisions and Aims of Chapter 18

- 6.18.1 The purpose of the zoning chapter is to indicate the land use objectives for all the lands within the County. The aim is to promote the orderly development of the County by providing opportunities for people to live and work in their community, eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities.
- 6.18.2 The aim of this chapter is to provide clear guidance on how to manage the appropriate land uses on land zoned for development within the Municipal Districts of Fermoy, Kanturk – Mallow, Carrigaline, Cobh, East Cork, Macroom, Kinsale – Bandon, and West Cork (Volumes 3, 4 and 5).



6.18.3 The chapter sets out the proposed new approach to zoning of green space within urban settlements identifying areas whose primary function will be active recreational use, those areas whose primary functions will relate to protection of the environment, landscape and biodiversity and open space areas whose primary function will be to provide for more passive recreational uses.

6.18.4 The chapter provides for the zoning of Residential Reserve land, which is land which will not be required to be developed during the plan period, but which was zoned in previous plans and is being protected to facilitate the long-term expansion of certain settlements in large towns.

**Assessment of Chapter 18 Zoning and Land Use**

6.18.1 The provisions of Chapter 18 of the Draft Development Plan would contribute towards the Statutory consenting and decision-making framework for land use developments and activities, and sustainable development of the County, in combination with other Plan provisions and other plans, programmes, strategies, etc., including the Regional Spatial and Economic Strategy that requires, for example, local authorities to “...prioritise housing and employment development in locations within and contiguous to existing city footprints where it can be served by public transport, walking and cycling” (RPO10).

6.18.2 Table 6.18 below sets out the details of the environmental impacts arising from the implementation of the Zoning and Land Use policies of this plan.

Table 6.18 Assessment of Chapter 16 Zoning and Land Use					
Environmental Topic	+	-	?	N	SEA Recommendations:
Population & Human Health			✓		Regarding Objective ZU18-21 Residential Reserve, the Draft Development Plan states that the lands “...will generally not be required over the period of the Plan to 2028. UEAs/ Residential Reserve zoning requires further consideration having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, as it is not clear that the approach is fully consistent with NPF and RSES. However, in the longer term,

				beyond the plan period the approach taken is consistent with achieving the NPF and RSES targets.
Biodiversity, Flora & Fauna			✓	<p>The Chapter would have broad positive impacts for biodiversity by recognising and providing for green and blue infrastructure particularly within the main towns.</p> <p>The zoning of green infrastructure also potentially conflicts with most biodiversity, flora and fauna components. This type of infrastructure is often constructed in ecologically sensitive areas adjacent to the banks of rivers and streams etc. A clear objective and policy approach for the development of green infrastructure could be beneficial particularly as waterbodies are likely to come under significant pressure in the future from tourism, sport, recreation etc. However, the wording of objective ZU18-13 is considered to address this issue. Also, Chapter 18 is to be read in combination with the other chapters of the Development Plan including, Chapter 11: Water Management, Chapter 14 Green Infrastructure and Recreation, and Chapter 15: Biodiversity and the Environment. The objectives in Chapters 11, 14 and 15 are considered appropriate to ensure adverse impacts on biodiversity arising from any proposed development would be appropriately assessed and mitigated.</p>
Soil			✓	<p>The carrying out of development on zoned land will bring increased pressure on soils. The delivery of compact growth would mitigate this impact. However, chapter 18 is to be read in combination with the other chapters of the Development Plan including Chapter 15: Biodiversity and the Environment. The objectives in Chapter 15 are considered appropriate to ensure adverse impacts on soil arising from any proposed development would be appropriately assessed and mitigated.</p>



Water			✓	Development could adversely impact on water quality. Especially large infrastructure projects, where water runoff and sediment are made to adjacent rivers. Further, by merit of the nature of such development there could be adverse impacts if not properly managed from ongoing operation. There are also potential risks from surface water flooding if SuDS are not integrated from the design stage. However, chapter 18 is to be read in combination with the other chapters of the Development Plan including Chapter 11: Water Management and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 11 and 15 are considered appropriate to ensure objectives to protect water quality and ensure the provision of adequate water services infrastructure are protected.
Air and Climate			✓	The promotion of the orderly development of the County and the provision of opportunities for people to live and work in their communities will serve to improve air quality by reducing the need for commuting.
Cultural Heritage			✓	The implementation of the policies in this chapter, will ensure that regard is given to the character of development in adjoining zones, in particular more architectural, archaeological and environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.
Landscape			✓	The development of zoned land in preference to unzoned land outside settlements should help to protect the overall landscape and deliver compact growth. Further, Chapter 18 is to be read in combination with the other chapters of the Development Plan including Chapter 14 Green Infrastructure and Chapter 15: Biodiversity and the Environment. The objectives in Chapter 14 and 15 are considered appropriate to ensure objectives to protect high value landscape and its natural capital.
Material Assets			✓	The purpose of the zoning chapter is to indicate the land use objectives for all the lands within the County. The aim is to promote the orderly development of the County by providing opportunities for people to live and work in their

					community, eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities.
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**SEA Conclusions/Recommendations**

Implementation of Chapter 18 of the Plan should have a largely positive interaction with the environment as the chapter places a strong emphasis on promoting the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities. It sets out the appropriate uses for each of the different land use categories and has additional objectives that ensure appropriate regard is given to character of development in adjoining zones, when assessing development proposals for lands in the vicinity of zoning boundaries.

However, the chapter also has the potential to have adverse impacts on the environment particularly on population and human health, biodiversity, and soils and consideration should be given to the mitigation suggested. Potential adverse environmental effects arising from land use development and activities include in-combination effects arising from services and infrastructure to service development, for example those relating to water services, transport and energy.

Further consideration should be given to the following recommendation:

**Volume 1 Chapter 18 Zoning and Land Use Recommendation 1:** Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the approach applied is fully consistent with NPF and RSES. However, in the longer term, beyond the plan period the approach taken is consistent with achieving the NPF and RSES targets.

## 6.19 Chapter 19 Implementation

### Key Provisions and Aims of Chapter 19

6.19.1 This chapter aims to set out the implementation and delivery arrangements for the County Development Plan.

The chapter recognises the statutory obligations of Cork County Council under the Planning and Development Act 2000 as amended (The Act) to secure the implementation of the Policy Objectives of the County



Development Plan, to provide a 2 Year Progress Report under Section 15(2) of The Act and to provide a report to the Regional Assembly setting out progress made in supporting objectives of the RSES as required under Section 25A(1) of The Act.

6.19.2 The chapter also makes clear that Cork County Council is fully committed to implementing this Development Plan and that the Council will actively undertake a leadership role to progress and secure the Development Plan Policy Objectives.

6.19.3 The chapter recognises that a collaborative approach is needed to successfully implement the Plan and that the timely delivery of supporting physical and social infrastructure is critical when delivering growth. The chapter recognises that past failures/lack of inter-agency coordination in the provision of infrastructure resulted in a variety of sub-optimal solutions for the County.

6.19.4 The chapter highlights that an Active Land Management Team has been set up in the Council which seeks to understand the barriers that exist to the activation of the Council's adopted statutory development land objectives, as well as to identify interventions that can assist all actors in the achievement of those objectives.

6.19.5 The chapter also recognises the importance of funding to deliver the Policy Objectives of the Development Plan and identifies the funding streams available to the Council including development contributions, the vacant site levy and a range of public infrastructure funding such as the Urban Regeneration Development Fund and Rural Regeneration Development Fund. The chapter also explains the Council's joint venture 'Housing Infrastructure Services Company' and other investment opportunities the Council is exploring to generate a revenue stream.

#### **Assessment of Chapter 19 Implementation and Delivery**

6.19.1 The provisions of Chapter 19 would have an overall positive impact on population and human health, biodiversity, flora and fauna, water, soils and landscapes by ensuring growth and development occurs as planned in less sensitive areas of the County. Delivering planned projects such as green infrastructure routes and modal shift away from the car would have significant positive impacts on air and climate and population and human health. Investing in wastewater infrastructure upgrades and delivering key water infrastructure projects would protect waterbodies and provide resilient infrastructure which would be ready for climate change.

6.19.2 Table 6.19 below sets out the details of the environmental impacts arising from the implementation of the plan.



Table 6.19 Assessment of Chapter 19 Implementation and Delivery

Environmental Topic	+	-	?	N	Comments
Population & Human Health			✓		<p>Chapter 19 would have a positive impact on population and human health by ensuring development occurs away from sensitive areas and achieving modal shift and active travel would reduce air pollution and improve people's health overall.</p> <p>When national guidance is available, reconsider more detail in Appendix G on how compact growth (30% target) will be measured. It is also recognised that when national guidance is available, the rural housing policy may need to be revised with implications for the monitoring regime set out in Chapter 19.</p>
Biodiversity, Flora & Fauna	✓				<p>Chapter 19 would have an overall positive impact on biodiversity, flora and fauna by protecting and managing biodiversity at plan and strategy stage, in the development management process and when licensing or permitting other activities.</p> <p>Consider monitoring Action 45 in the Cork County Climate Adaptation Strategy 2019-2024 to develop appropriate management techniques for the control of Invasive Alien Species given that the existing baseline recognised that there is currently no co-ordinated or strategic effort at County level to survey, record or tackle invasive species.</p>
Soil				✓	<p>Chapter 19 would have a neutral impact overall on soil by implementing planning consent standards to maintain soil health and avoid and remediate contaminated land. The reuse of soil and contributing to the circular economy will be critical during construction to ensure neutral impacts on soil.</p>



Water	✓			<p>Chapter 19 would have a positive impact overall on water resources in the County; particularly the protection and enhancement of wetlands and riparian zones and co-ordinating with Irish Water to deliver key wastewater and water infrastructure projects during the lifetime of the Plan.</p> <p>Whilst caveats to development are in place to ensure adequate water services are available, Chapter 19 should require that information be provided in the 2 year progress report on the delivery of key water infrastructure projects relied upon in allocating growth in the Draft Plan (given that in the event that these projects do not happen, the caveats set out that growth cannot take place).</p>
Air and Climate			✓	<p>The implementation of the Plan, particularly compact growth and modal shift, would have positive impacts on air quality and climate change.</p> <p>Monitoring of climate action objectives may need to be reviewed once national guidelines are issued.</p> <p>Paragraph 8.7.6 in Chapter 8 Economy and Employment states that “In exceptional cases there will be certain types of employment uses which because of their size, scale and operational requirements will be required to be located outside the existing zoned employment land supply and any such proposals which emerge will be considered on their merits subject to normal planning considerations.” The SEA questioned the need to allow industrial and business uses outside of zoned land given the quantum of zoned employment land in the Draft Plan i.e. approximately 1200 hectares. Further, this has the potential to undermine the vision of the Plan to encourage job creation within towns to allow more people to live and work in the same place and make it easier to use sustainable modes of transport for travel. Given this context, the extent to which exceptional cases arise and are permitted via Paragraph 8.7.6</p>

				<p>in Chapter 8 Economy and Employment will need to be carefully monitored in the lifetime of the plan to ensure this provision has limited application and does not undermine the economic strategy and other objectives of the Plan.</p> <p>Objective TO 10-9 Tourism Facilities provides flexibility in relation to tourism-related developments located outside of settlements. Chapter 19 needs to address and monitor the extent to which these cases arise and are permitted under Objective TO 10-19. Other exceptions include greenbelt policies including Objective RP 5-3, Objective RP 5-17 and Objective RP 5-18.</p>
Cultural Heritage	✓			Chapter 19 is anticipated to have a positive impact on cultural heritage by implementing the objectives in Chapter 16.
Landscape	✓			Chapter 19 would have overall indirect positive impacts for landscape by ensuring the objectives in Chapter 14 are implemented i.e. conserving and protecting sensitive landscapes whilst developing less sensitive landscapes that have capacity to absorb development.
Material Assets	✓			<p>Chapter 19 would have an indirect positive impact on material assets as it would create natural assets for climate resilience and flood retention. Delivering key water infrastructure projects would lead to improved water services and reduce pollution and pressure on existing water and wastewater systems. Roads and greenways and delivery of improved public transport would also enhance the asset base of the County.</p> <p>Implementing the energy policies in Chapter 13, particularly around renewable energy, would also enhance the asset base of the County.</p>

### SEA Conclusions/Recommendations

Implementation of Chapter 19 has many positive impacts particularly on material assets of the County and population and human health. Achieving compact growth and activating vacant and derelict sites within towns and villages will be key to the successful implementation of the Plan.



However, implementation of the Plan also has the potential to have negative impacts on the environment particularly on biodiversity and water if key infrastructure projects are not delivered as planned. Delivery of key elements of the Plan is dependent on other stakeholders such as Irish Water, the National Transport Authority etc. and there are risks associated with allocating growth to areas that need infrastructure upgrades to accommodate the development.

Further consideration should be given to the following recommendations

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 1:** Consider monitoring Action 45 in the Cork County Climate Adaptation Strategy 2019-2024 to develop appropriate management techniques for the control of Invasive Alien Species.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 2:** Chapter 19 should require that information be provided in the 2-year progress report on the delivery of key water infrastructure projects relied upon in allocating growth in the Draft Plan.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 3:** Chapter 19 should commit to monitoring the exceptional case provisions in the Plan including Paragraph 8.7.6 relating to employment uses located outside the existing zoned employment land, Objective TO 10-9 Tourism Facilities located outside of settlements and Greenbelt exceptions including Objective RP 5-3, Objective RP 5-17 and Objective RP 5-18.

## 6.20 Summary and Conclusion

6.20.1 Overall the SEA of the Plan found that it would help to generally direct development away from the most sensitive areas in the County, focusing on compact, sustainable development within the existing envelopes of the County's towns and villages; and sustainable development elsewhere, including in rural areas. Development of the generally serviced (or planned to be serviced in the lifetime of the Plan) and well-connected areas of the County particularly along rail lines will contribute towards environmental protection and sustainable development, including climate mitigation and adaptation. That said, the SEA process highlighted that there is a tension between the infrastructural deficits in the County and the ambitious growth targets adopted in the core strategy (including two adjustments to add further growth). Compact development is accompanied by

placemaking initiatives to enable the County's towns and villages to become more desirable places to live – so that they maintain populations and services.

6.20.2 The research outstanding in relation to the most sensitive catchment areas including Cork Harbour and Clonakilty means that the likely impact of some aspects of the plan on biodiversity and water quality is still uncertain. Chapter 8 Economy and Town Centres and Chapter 10 Tourism have significant impacts also, as a result of their policies advocating development of the resources of the county. Many chapters are considered to have a neutral impact on some of the environmental categories. A summary of the impacts of each chapter of the Draft Plan is provided in Table 6.20 below.

	Chapter Number																	
	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PHH	?	?	+	-	+	+	+	+	+	+	+	+	+	+	+	+	?	?
BFF	-	Ne	Ne	?	Ne	-	?	Ne	Ne	?	?	Ne	?	+	Ne	+	Ne	+
S	Ne	Ne	Ne	?	Ne	Ne	Ne	+	Ne	?	Ne	Ne	Ne	+	+	+	Ne	Ne
W	?	Ne	Ne	?	Ne	Ne	Ne	Ne	Ne	?	Ne	Ne	?	+	Ne	+	Ne	+
ACF	?	+	+	-	+	Ne	?	+	?	?	+	?	+	+	Ne	+	Ne	?
CH	Ne	+	Ne	Ne	+	Ne	Ne	Ne	Ne	Ne	Ne	Ne	+	Ne	+	+	Ne	+
L	-	Ne	Ne	Ne	Ne	Ne	-	Ne	-	Ne	Ne	-	+	+	+	Ne	Ne	+
MA	?	+	+	?	?	+	+	+	?	+	+	+	?	+	+	+	Ne	+

### Recommendations for Volume 1

6.20.1 A full list of the recommendations arising from an assessment of Volume 1 of the Draft Plan is provided below.

**Volume 1 Chapter 2 Core Strategy Recommendation 1:** There are two adjustments to the growth targets in Appendix B which result in a population growth target extending beyond 2028 that leads to additional zoned land and 'residential reserves' in Mallow, Clonakilty, Water Rock (Midleton), Carrigtowhill, Cobh and Monard and it is acknowledged that this approach has been applied as a contingency. Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the adjustments applied are fully consistent with NPF and RSES. However, in the longer term, beyond the plan period, the approach taken is consistent with achieving the NPF and RSES targets.



**Volume 1 Chapter 3 Settlements and Placemaking Recommendation 1:** It is noted that the chapter focuses on the key settlements and larger towns, but greater consideration should be given to placemaking of rural areas and villages. The rural placemaking section focuses on design as opposed to rural settlement patterns as a key placemaking tool and there are no references to the Serviced Sites Initiative, and this should be re-considered.

**Volume 1 Chapter 3 Settlements and Placemaking Recommendation 2:** There is potential to improve air and climatic factors and soils, by providing more detailed guidance to ensure development is directed into settlements and that compact growth and the 10-minute town concept is delivered by encouraging development within settlement boundaries on already developed sites over greenfield sites.

**Volume 1 Chapter 5 Rural Cork Recommendation 1:** Monitoring the amount of rural housing and the application of the rural housing categories permitted during the plan period to ensure that excessive rural housing is not permitted and a commitment to review in accordance with updated rural housing guidelines.

**Volume 1 Chapter 5 Rural Cork Recommendation 2:** Monitoring the amount of rural housing permitted during the plan period within GB2 zoned land needs to be carefully monitored to ensure that excessive rural housing is not permitted within the greenbelt and a commitment to review.

**Volume 1 Chapter 6 Social and Community Recommendation 1:** The Plan should seek to improve connectivity to existing Primary Care Centres and other community facilities.

**Volume 1 Chapter 6 Social and Community Recommendation 2:** Consider additional supports in Chapter 6 to specifically address the issue of rural isolation through building critical mass within rural settlements and providing social and community facilities and services in rural settlements. Geographical isolation can be assessed through the proximity to services as an indices of deprivation including access to GP facilities, dentist, optician, post office, hairdresser etc.

**Volume 1 Chapter 6 Social and Community Recommendation 3:** Consider revising Objective SC 6-1 in Chapter 6 to ensure the provision of suitable facilities and services within settlement boundaries.

**Volume 1 Chapter 7 Marine, Coastal and the Islands Recommendation 1:** Consider expanding Objective MCI 7-7: Designated Bathing Areas in Chapter 7 to commit to implementing the Bathing Waters Directive and consider the potential for increasing the number of bathing areas/outdoor swimming areas in the County.

**Volume 1 Chapter 9 town Centres and Retail Recommendation 1:** Consider expanding the scope of TCR 9-10 Shopfronts to provide guidance on signage in general. Signage can be free standing as well as associated with public infrastructure such as bus shelters. The emergence of digital signage and the wider impacts this can have on the aesthetic of our town centres should also be considered.

**Volume 1 Chapter 11 Water Management Recommendation 1:** Consider expanding the Sensitive Water Catchments to include the Glenbeg Lough given water abstraction challenges and sensitives in the area.

**Volume 1 Chapter 11 Water Management Recommendation 2:** Whilst the assimilative capacity of the River Blackwater has been examined, the assimilative capacity of other waterbodies (including Cork Harbour) are not fully known. Further research on the capacity of various receiving waters to accommodate additional growth whilst restoring waterbodies to good or high status as required, protecting biodiversity and ensuring the conservation of Natura 2000 sites would be welcome.

**Volume 1 Chapter 13 Energy and Telecommunications Recommendation 1:** Whilst Chapter 13 does discuss battery storage, the chapter could include an objective supporting battery storage as a material asset for the County. Some factors that have been considered in recent battery storage planning applications in Cork County (and could be included for consideration in an objective) are:

- Connection to the grid to be included in application details. Consideration of whether it's SID or not having regard to S182A(9) of P&D Act regarding electricity transmission lines (110kv threshold) and s37A(2) re SID qualifying criteria.
- Rationale for the proposed development and links to existing projects (co-location seen more favourable. Also need the info for EIA screening purposes i.e. is it an extension of an existing project or a new standalone project for the purposes of screening under part 13 Annex II etc. Generally seen as standalone projects).
- Construction Environment Management Plan requirement
- Details of decommissioning including removal of fencing, roads etc.
- Noise assessment and details of aircon



- Visual impact assessment including impacts on landscape and landscape screening/planting plan. Guidance on layouts and ways to improve building finishes and glare may be something to consider
- Ecology report (impacts on badger sets, terrestrial ecology etc.) and impacts of culverts for access roads etc. Impacts on Natura 2000 sites and NHAs etc.
- Geological conditions confirming soil type and that no peat lands/soil instability issues
- Access and site entrance details

Co-location generally in principle subject to cumulative impacts and other proper planning considerations.

**Volume 1 Chapter 14 Green Infrastructure and Landscape Recommendation 1:** The approach to managing green and blue infrastructure in the Plan is fragmented as only green infrastructure within settlement boundaries is mapped. Consider in Chapter 14 how best to identify, protect and enhance existing and planned green and blue infrastructure assets of the County that provides a planned connected network across the County and over county boundaries as required.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 1:** Consider revising Objective BE 15-1 in Chapter 15 to commit to revising and updating the County Biodiversity Plan.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 2:** Consider an objective in Chapter 15 to use an ecosystem services approach to natural capital as a tool in measuring biodiversity and informing any planned biodiversity enhancement of lands, particularly Council owned and managed lands.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 3:** RPO 127 of RSES sets out objectives for invasive species including the need to survey invasive species and coordinate responses. Consider how best to deliver a county level strategy for invasive species to survey, record and tackle invasive species.

**Volume 1 Chapter 18 Zoning and Land Use Recommendation 1:** Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the approach applied is fully consistent with NPF and RSES. However, in the longer term, beyond the plan period the approach taken is consistent with achieving the NPF and RSES targets.



**Volume 1 Chapter 19 Implementation and Delivery Recommendation 1:** Consider monitoring Action 45 in the Cork County Climate Adaptation Strategy 2019-2024 to develop appropriate management techniques for the control of Invasive Alien Species.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 2:** Chapter 19 should require that information be provided in the 2-year progress report on the delivery of key water infrastructure projects relied upon in allocating growth in the Draft Plan.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 3:** Chapter 19 should commit to monitoring the exceptional case provisions in the Plan including Paragraph 8.7.6 relating to employment uses located outside the existing zoned employment land, Objective TO 10-9 Tourism Facilities located outside of settlements and Greenbelt exceptions including Objective RP 5-3, Objective RP 5-17 and Objective RP 5-18.



## Chapter 7

### Evaluation of the Plan - Volume 3 North Cork, Volume 4 South Cork and Volume 5 West Cork

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## 7.1 Introduction

SEA legislation requires the Environmental Report to include the likely significant effects on the environment of implementing the Plan. This includes secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects. The effects should be shown on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above.

Three volumes of the draft plan relate specifically to the 8 Municipal Districts which comprise the County. A chapter for each Municipal District sets out the relevant Municipal District overview and profile as well as setting out the policies and objectives, including specific land use zoning objectives, for the settlements of the Municipal District.

- Volume Three: North Cork (Fermoy MD and Kanturk Mallow MD).
- Volume Four: South Cork (Carrigaline MD, Cobh MD, East Cork MD and Macroom MD).
- Volume Five: West Cork (Bandon Kinsale MD and West Cork MD).

## Evaluation

The following section identifies the effects on the environment of implementing Volume 3 North Cork, Volume 4 South Cork, and Volume 5 West Cork. The assessment is done on a Section by Section basis, looking at the key provisions and individual objectives of each Section the expected outcome of implementing the Section and the implications for the environment. The Section is then assessed for its likely interaction with the Environmental Protection Objectives and the assessment concludes with recommendations for changes to the Draft Plan. Interactions are assessed on the basis of being:

- Positive (+)
- Negative (-)
- Uncertain (?), or
- Neutral (Ne)

This exercise will set out any environmental problems that are likely to arise from the implementation of the Draft Plan. Arising from this analysis, the Environmental Report provides recommendations on what mitigation measures will be taken. Mitigation measures can take the form of:

- Amend the wording of an existing objective
- Delete the objective
- Addition of a new objective

The SEA process has been undertaken alongside the preparation of the Draft Development Plan and has brought about various changes to the emerging Draft Development Plan through an iterative process. This process is recorded within Appendix A which contains the full assessment tables for the Draft Development Plan Volumes 3-5.

The tables set out each general objective and zoning objective for all settlements. A column has been provided to show the Environmental Report's recommendations and another has been provided to display the resulting Local Area Plan's action or response to these recommendations. The Draft Plan's action could be to reject, accept or to partly accept the Environmental Reports recommendation.

A Pre-Draft Version of the Development Plan was reviewed by the SEA Team and feedback was provided. This earlier version of this SEA Environmental Report was updated to take account of any amendments that arose between the Pre-Draft and Draft Version.

At the end of this process there remained some objectives where the SEA required consideration should be given to including the amendments and these are summarised as Recommendations in the sections which follow and are grouped by Municipal District.

### **Context of Draft Development Plan**

The Draft Plan document has been prepared by undertaking a review of the existing statutory plans for the county including the County Development Plan 2014, the Local Area Plans 2017 and the Town Council Plans. The review includes updating the provisions of those plans as necessary to take account of any changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc. It is important to recognise that the current statutory plans for the

area were themselves subject to Strategic Environmental Assessment and Habitats Directive Assessment prior to adoption, and many of the provisions of these plans have been carried forward, unchanged, into the new Draft Plan. Therefore, there are few issues arising that need to be addressed de novo.

In addition, given the current body of planning knowledge gathered from previous planning work for the county, policy and objectives likely to give rise to significant environmental effect are simply not put forward in the first instance. In this way many of the possible environmental impacts of objectives were avoided or had previously been anticipated and mitigated for through the inclusion of objectives in the current statutory plans.

The Volume One of the Draft County Development Plan 2021, includes many protective objectives in relation to issues such as Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air Quality, managing Noise and Light emissions, flood risk management, sustainable energy etc. All proposals for development, must comply in the first instance, with all the provisions of Volume one of the Draft Plan.

All of the objectives of the Draft Plan were assessed for possible impacts within the context of these existing mitigation measures. As these mitigation measures negate or mitigate any significant negative impacts that could otherwise have been expected, there were a limited number of recommendations arising from the SEA process in relation to Volumes 3, 4 and 5.

Key mitigation measures included in previous plans, and carried forward in the current Draft, relate to issues such as timely delivery of key infrastructure needed to cater for new development. In relation to water quality for example the Plan recognises that in some areas the water services infrastructure needed to facilitate planned growth is not currently in place. In response to this the Draft Plan includes strong objectives requiring that appropriate and sustainable water and wastewater infrastructure is provided and operational in advance of the commencement of any discharges from the development. In addition, the objectives provide that such infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels, while also meeting the objectives of the relevant River Basin Management Plan, and the requirements of any Natura sites in the area.

With regard to flooding, sites that are at risk of flooding have been flagged as part of the SEA process and further advice will be provided as part of the SFRA.

In relation to Traffic and Transportation the plan requires the submission of traffic impact assessments for key sites to ensure that these impacts are fully assessed and mitigated as appropriate, at the project stage.



## 7.2 Fermoy MD

Table 7.2 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Table 7.2 SEA Recommendations for Fermoy MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
FY-R-04	Medium B density residential development. The scheme shall provide development of active open space to include playing pitches. Proposals shall include provision for pedestrian and cycle connectivity from the development to link in with the open space and new residential lands to the north east.	MA, PH H		ACF	CH, L BFF, W, S,	Compact growth required by NPF and RSES- it is recommended that this zoning be reconsidered given the location of the site at the edge of the settlement. It is a greenfield site and there are other greenfield sites available in the existing built up area e.g. site directly north of FY-GC-04 or the undeveloped portion of lands to the south west of FY-R-05 (previously identified as a greenfield site in the LAP Ref FY-R-01) and the site south of FY-GC-01 (previously identified as a greenfield residential site FY-R-05 in the LAP). The green infrastructure site FY-GA-02 is located 270m from the site which appears to provide ample grounds for playing pitches, active open space etc.	Noted. Site to be retained. Development could happen on this site in the short term. Retain proposal for playing pitches.  It is also important to provide a range of options for lower density development to reduce pressure for rural housing in the surrounding area.	Compact growth is required by NPF and RSES- Review the zoning of FY-R-04 in Fermoy given the location of the site at the edge of the settlement and the availability of greenfield lands within the existing built footprint.
FY-R-05	Medium A density residential development. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.	MA, PH H		ACF	CH, L BFF, W, S,	Compact growth required by NPF and RSES- it is recommended that this zoning be reconsidered given the peripheral location of the site i.e. approximately 2.5km by	Noted. However, site to be retained.  The development of this site is required to	Compact growth is required by NPF and RSES- Review FY-B-05 zoning in Fermoy for

					<p>road/footpath to the town centre. It is a greenfield site and there are other greenfield sites that appear to be available in better locations in the existing built up area e.g. site directly north of FY-GC-04 or the undeveloped portion of lands to the south west of FY-R-05 (previously identified as a greenfield site in the LAP Ref FY-R-01) and the site south of FY-GC-01 (previously identified as a greenfield residential site FY-R-05 in the LAP).</p> <p>The local habitat mapping identifies a pond in the north-western corner of the site. Consider including an objective to retain and incorporate this into any new development as a landscape feature or Suds design.</p>	<p>ensure that the adjoining unfinished housing development to the south is completed to an acceptable standard.</p> <p>Include additional sentence to objective "Proposals for development should consider incorporating the existing pond on site as part of the SUDs solution for the site."</p>	<p>sustainability reasons given the long distance and lack of connectivity to the settlement boundary.</p>	
FY-B-05	<p>Business Use Development</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic</p>		<p><b>MA,</b></p> <p><b>PH</b></p> <p><b>H</b></p>	<p><b>ACF</b></p>	<p><b>CH,</b></p> <p><b>L</b></p> <p><b>BFF</b></p> <p><b>, W,</b></p> <p><b>S,</b></p>	<p>Reconsider zoning this brownfield site for sustainability reasons given the long distance and lack of connectivity to the settlement boundary.</p>	<p>Noted. This site is to remain.</p>	<p>Review FY-B-05 zoning in Fermoy for sustainability reasons given the long distance and lack of connectivity to the settlement boundary.</p>

	Impact Assessment and Road Safety Audit Required.							
FY-I-03	Industrial uses including warehousing and distribution. A traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site. ^		<b>PH H MA</b>	<b>ACF</b>	<b>CH, L BFF , W, S,</b>	The location (at a distance from the town centre) and the substantial quantum of industrial zoned land on this greenfield site could be reconsidered in the interests of supporting compact growth.	Noted. No change to this zoning at this time.  This site is required to facilitate any future expansion of the adjoining long established employment use and to allow for the future clustering of employment uses in the area.	Review FY-I-03 zoning in Fermoy in the interests of compact growth having regard to the long distance from the town centre and the substantial quantum of industrial zoned land on this greenfield site.
R-02 - Rathcor mac	Medium B density residential development.	<b>PH H ACF ,</b>			<b>CH S, L, W, MA, BFF</b>	Reconsider zoning given location of the site, the quantum of sites available in the existing built up area. Site may not support compact growth.	Noted. No change to residential zoning at this stage. The site has planning permission and has been partially developed.	Review R-02 Rathcormac given the location of the site and the quantum of residential sites available in the existing built up area. Site may not support compact growth.
X-02 - Doneraile	These lands have potential for the development of a retirement village.	<b>PH H MA,</b>	<b>BFF</b>	<b>ACF L,</b>	<b>S, W, CH</b>	Reconsider this objective given the location of the site at a distance from the village core, and the quantum of available sites and high level of	Noted. retain for now.	Review X-02 Doneraile given the location of the site at a distance from the

						vacancy along the main street & surrounds that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms part of 1 ecological network.		village core, and the quantum of available sites and high level of vacancy around the main street that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms part of an ecological network.
FY-GC-05	This site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. These lands are in the flood plain. *	<b>MA, PH H, ACF</b>		<b>BFF</b>	<b>CH S, L, W,</b>	The northern edge of the GC zone near Rathealy Road does not appear to align with the SAC boundary. Consider revising.  Consider extending part of the GC zone (northwards from Sunnybank House as far as FY-R-01) to incorporate the contiguous site WD5 / GA2 identified as having scattered trees / Amenity grassland in the local habitat mapping.  Consider broadening this objective to recognise the sites wider ecological value. Suggested wording: "Parts of	No change at this stage to the GC zoning, there is existing houses on this land.  Amendment made to the wording of the objective.	FY-GC-05 Fermoy near Rathealy Road does not appear to align with the Special Area of Conservation (SAC) boundary. Consider revising to ensure the SAC located within the settlement boundary is fully zoned as green infrastructure.

					<p>this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development”.</p>		
<b>General SEA Comments on Fermoy MD</b>						<b>Planning Policy Unit Response</b>	<b>SEA Conclusion</b>
<p>An area near the northern boundary of the settlement of Conna is located within Flood Zone A and within the SAC. Consider a general objective that any proposals for development within the areas identified as being at risk of flooding will need to comply with the requirements in Chapter 11. Also consider zoning this area GC to include the SAC and link GC-01 and GC-02.</p>						<p>Update DB-02 with two additional paragraphs:  “The boundary of Conna overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site”</p> <p>Part of the settlement is at risk of flooding see</p>	<p>Consider zoning the SAC in Conna as green infrastructure. Also potential to link the zones GC-01 and GC-02 in Conna.</p>

**SEA Conclusions/Recommendations:**

Implementation of the objectives of the Fermoy Municipal District would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 3 Fermoy MD Recommendation 1:** Compact growth is required by NPF and RSES- Reconsider the zoning of FY-R-04 in Fermoy given the location of the site at the edge of the settlement and the availability of greenfield lands within the existing built footprint.

**Volume 3 Fermoy MD Recommendation 2:** Compact growth is required by NPF and RSES- Review FY-B-05 zoning in Fermoy for sustainability reasons given the long distance and lack of connectivity to the settlement boundary.

**Volume 3 Fermoy MD Recommendation 3:** Review FY-I-03 zoning in Fermoy in the interests of compact growth having regard to the long distance from the town centre and the substantial quantum of industrial zoned land on this greenfield site.

**Volume 3 Fermoy MD Recommendation 4:** FY-GC-05 Fermoy near Rathealy Road does not appear to align with the Special Area of Conservation (SAC) boundary. Consider revising to ensure the SAC located within the settlement boundary is fully zoned as green infrastructure.

**Volume 3 Fermoy MD Recommendation 5:** Review R-02 Rathcormac given the location of the site and the quantum of residential sites available in the existing built up area. Site may not support compact growth.

**Volume 3 Fermoy MD Recommendation 6:** Review X-02 Doneraile given the location of the site at a distance from the village core, and the quantum of available sites and high level of vacancy around the main street that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms part of an ecological network.

**Volume 3 Fermoy MD Recommendation 7:** Consider zoning the SAC in Conna as green infrastructure. Also, potential to link the zones GC-01 and GC-02 in Conna.

### 7.3 Kanturk Mallow MD

Table 7.3 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Table 7.3 SEA Recommendations for Kanturk Mallow MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
MW-RR-01	<p>Residential Reserve. See objective ZU 3-12 Residential Reserve of the Plan. To secure the development of a sustainable live/work neighbourhood. The layout and design of the area shall be guided by an overall framework/masterplan based on the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and the accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. Any development should provide for:</p> <p>a) Lands for educational purposes should the need for such be determined.</p>		ACF, W, MA, PH, H	BFF	S, L, CH	<p>Predominately a Tier 3 site and surplus to growth requirements to 2028. Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned serviced residential land required within this development plan cycle.</p> <p>Lands within the site along the northern boundary are also subject to flooding.</p> <p>Full SEA to be completed following SFRA.</p>	<p>Land identified as Residential Reserve will not generally be required for development during this plan period and has been classified as a Residential Reserve to support its future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. This is</p>	<p>Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>



	<p>b) Centrally located, mixed use neighbourhood centre to meet local needs and provide for some civic public space employment and community facilities.</p> <p>c) Robust and sustainable movement network through the lands based on the provision of a new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities including provision for a public bus service. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre are also required. Proposals shall be in keeping with any update Transport Plan for the town.</p> <p>d) Generous passive and active permeable public open space to include both</p>						<p>considered to be appropriate.</p>	
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	<p>strengthening of the existing Spa Glen Amenity corridor and extension of the corridor to the north of the site. An interconnected green corridor to be provided though the area linking key community and recreational facilities from the Spa Glen to St. Josephs road.</p> <p>e) Cemetery expansion if required</p> <p>f) Layout and design of development shall demonstrate SuDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area.</p>							
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	<p>g) Measures to retain the built, archaeological and natural heritage and landscape features as appropriate. Proposals should include a detailed landscape plan.</p> <p>h) Proposals for the phased sequential development of the area taking account of the delivery of infrastructure.</p> <p>i) Proposals for the funding and delivery of infrastructure.</p> <p>Development of this residential reserve is dependent on:</p> <p>j) Preparation of a new Transport Plan for Mallow.</p> <p>k) Delivery of a Mallow Northern Relief Road.</p> <p>l) Upgrading of St Joseph's road and the reclassified N72 route in parallel with the above to provide enhanced pedestrian and cycle facilities and to cater for a public bus route.</p>							
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	<p>m) The availability of appropriate water and waste water infrastructure to cater for the needs of the development.</p> <p>n) Completion of a SuDS (sustainable urban drainage systems) study for the area and the integration of SuDS proposals in the overall layout and design of the scheme in terms of landuse, open space, green infrastructure, ecological corridors etc.</p> <p>o) Mitigation of any negative effects on archaeology and other natural and built heritage.</p> <p>* ^</p>							
MW-RR-02	Residential Reserve. See objective ZU 3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area taking into		<b>ACF</b> <b>,</b> <b>W,</b> <b>MA,</b> <b>PH</b> <b>H</b>	<b>BFF</b>	<b>S,</b> <b>L,</b> <b>CH</b>	Tier 3 site and surplus to growth requirements to 2028. Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned serviced residential	Land identified as Residential Reserve land will not generally be required for development during this plan period and has been classified as a	Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning

	account the topography and visibility of the site within the wider area.					land required within this development plan cycle.	Residential Reserve to support its future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. This is considered to be appropriate.	of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.
MW-GR-04	Blackwater Amenity Corridor: Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and can be used for recreation and other compatible uses during the lifetime of the Plan. Opportunities to extend the riverside park should be considered over the	<b>PH</b> <b>H,</b>		<b>W,</b> <b>BFF</b> <b>,</b> <b>MA,</b>	<b>S,</b> <b>ACF</b> <b>,</b> <b>L,</b> <b>CH</b>	Full SEA to be completed following SFRA.  Consider an objective similar to FY-GC-04 in Fermoy that states that the areas within the SAC, including riparian margins, shall be protected and they are generally not suitable for development.  Consider extending the zone to include the full extent of the floodplain including the parcel of land to the	Comments on SFRA are noted. Chapter 11 Water Management of the Draft Plan sets out in detail the approach to riparian margin protection, etc. Based on the recommendation for the MW-X-01 it is considered appropriate to mention in the	Consider extending the MW-GR-04 Mallow zone to include the full extent of the floodplain including the parcel of land to the west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.

	<p>lifetime of the plan including provision of further pedestrian crossings over the river to link the north and south parts of the town.</p> <p>Protect and enhance vistas of Mallow Castle and other landmarks within the town and environs.</p> <p>Some of this area is located within or close to the Blackwater Special Area of Conservation and any proposals within this area will need to give appropriate consideration to this designation.</p> <p>*</p>					<p>west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.</p>	<p>objective that the Castlelands area (south and east of Mallow Castle) is subject of a Tree Preservation Order designation. Text as follows:</p> <p>'The Castlelands area (south and east of Mallow Castle) is subject of a Tree Preservation Order designation.'</p>	
<p>MW-RR-03 +</p>	<p><b>Northern site</b> - 8ha approx Residential Reserve. See objective ZU3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework for the overall co-ordinated and phased development of the area taking into account infrastructural deficits and the topography and visibility of the site within the wider area.</p> <p>Development of this residential reserve is dependent on:</p>		<p><b>ACF</b></p> <p>,</p> <p><b>W,</b></p> <p><b>MA,</b></p> <p><b>PH</b></p> <p><b>H</b></p>	<p><b>BFF</b></p>	<p><b>S,</b></p> <p><b>L,</b></p> <p><b>CH</b></p>	<p>Objective added after pre-draft version.</p>		<p>Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>

	<ul style="list-style-type: none"> <li>• Provision of satisfactory access proposals that address the needs of the site and its surrounding context.</li> <li>• The availability of appropriate water and wastewater infrastructure to cater for the needs of the development</li> <li>• Mitigation of any negative effects on the landscape, natural and built heritage of the area.</li> </ul>							
MW-RR-04 +	<p><b>Southern site</b> - 7.5ha approx Residential Reserve. See objective ZU3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework for the overall co-ordinated and phased development of the area taking into account infrastructural deficits and the topography and visibility of the site within the wider area.</p>		ACF , W, MA, PH H	BFF	S, L, CH	Objective added after pre-draft version.		Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

	<p>Development of this residential reserve is dependent on:</p> <ul style="list-style-type: none"> <li>• Provision of satisfactory access proposals that address the needs of the site and its surrounding context.</li> <li>• The availability of appropriate water and wastewater infrastructure to cater for the needs of the development</li> <li>• Mitigation of any negative effects on the landscape, natural and built heritage of the area.</li> </ul> <p><u>Note:</u> Revisions required to text of the MW-RR-01 as well as to the Population and Housing Section for Mallow.</p>							
CV-B-05	To provide for business or light industrial uses. Watercourses or riparian habitats on site shall be retained and protected. *	PH H		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider zoning the banks of the stream as green infrastructure and consider including a presumption	Noted. The watercourse is considered too narrow to zone by itself. It is considered that other objectives in the draft plan relating to Green	Consider zoning the brownfield site, located adjacent to CV-B-05 in Charleville, that has frontage to Chapel Street R515.



						<p>against culverting the watercourse given the stream bisects the site.</p> <p>The site has narrow access and is a backland site to the rear of houses. Consider suitability of business zoning overall. Also consider zoning the adjoining brownfield site with frontage to Chapel Street R515.</p>	<p>Infrastructure Chapter 14 and Water Management Chapter 11 should adequately provide for its protection.</p> <p>This site has been carried forward from the previous Local Area Plan and provides for the expansion of neighbouring businesses.</p>	
KK-B-03	<p>Business. Proposals should set out a framework for the overall co-ordinated and phased development of these lands. Development should include a substantial element of green infrastructure considering its location and should be subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle. Watercourses, woodland and riparian habitats on site shall be retained and protected.</p>	<p><b>PH</b> <b>H,</b> <b>MA</b></p>		<p><b>W,</b> <b>BFF</b> <b>,</b> <b>ACF</b></p>	<p><b>S,</b> <b>L,</b> <b>CH</b></p>	<p>Full SEA to be completed following SFRA.</p> <p>Consider zoning the banks of the stream, and the 0.1%AEP floodplain in the southwestern corner of the site, as green infrastructure.</p> <p>Overall, reconsider the quantum of business zoned land for the settlement of Kanturk which appears to be in excess of requirements.</p>	<p>Noted.</p> <p>The zoned business land in Kanturk has been carried over from the previous plan.</p> <p>It is considered appropriate to retain these lands zoned for business purposes to provide an adequate range of choice for</p>	<p>Revivew Business zone KK-B-03 Kanturk and overall consider the quantum of business zoned land for the settlement of Kanturk.</p>

	In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075. * ^						business development in this part of North Cork.	
KK-X-01	Provision of a Nursing Home and ancillary assisted housing units.	PH H		MA, ACF	S, L, CH W, BFF ,	Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Reconsider zoning objective particularly given the quantum of available greenfield sites within the existing built up area zone.	This zoning reflects a previous permission on these lands.	Permission 124-910 for an extension of duration to permission granted under planning reg 07/4226 has expired. No development has occurred.  Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Review zoning objective particularly given the

								quantum of available greenfield sites within the existing built up area zone.
New change to boundary +	Extend development boundary and existing built up area as shown in white to include additional field. Map change only.		<b>PH</b> <b>H</b> <b>ACF</b> ,	<b>BFF</b>	<b>CH</b> <b>S,</b> <b>MA,</b> <b>L,</b> <b>W,</b>	Change added after pre-draft version.		Review the boundary extension on the northern extent of Kanturk, close to Saint Patrick's Cemetery, that was done to include a greenfield site within the Existing Built Up Area zone of Kanturk having regard to the extensive quantum of zoned land.
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. A specific pumping station would be required.	<b>PH</b> <b>H</b> <b>MA,</b>		<b>ACF</b> ,	<b>S,</b> <b>L,</b> <b>CH</b> <b>W,</b> <b>BFF</b> ,	Consider suitability of zoning given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.	This zoning has been carried forward from the previous plan. No change proposed.	Consider suitability of B-01 zoning in Dromina given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.
X-01	Special Policy Area. Mixed use development - Any proposals for development must include for the	<b>PH,</b> <b>MA,</b>		<b>W,</b> <b>ACF</b> ,	<b>S,</b> <b>L,</b> <b>CH</b>	Reconsider objective to omit the requirement to have a carpark (other parking options may be more	This site has been carried forward from the previous plan. The	Reconsider objective X-01 Grenagh to include sustainable travel

	<p>provision of a car park, community/recreational facilities social housing and a site for a new school. Limited business related development could be incorporated into a wider mixed use scheme.</p> <p>The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.</p>				<b>BFF</b>	<p>appropriate etc.) and include sustainable travel requirements including the provision of walking and cycling links into adjacent residential areas and to the village centre.</p> <p>Part of the southern portion of the site is located within a groundwater source protection area. Reconsider zoning this area as green infrastructure.</p> <p>Consider a phasing requirement given the substantial size of the site, to ensure development occurs sequentially from the town centre outwards.</p>	<p>zoning objective provides for a flexible mixture of uses at this location. Other objectives in the draft plan should provide for the orderly development of this site.</p> <p>It is considered that the protection of groundwater is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.</p>	<p>requirements in the objective i.e. provision of walking and cycling links into adjacent residential areas and to the village centre.</p> <p>In addition, consider a phasing requirement given the substantial size of the site, to ensure development occurs sequentially from the town centre outwards.</p>
<b>General SEA Recommendations (Non site-specific) for Kanturk Mallow MD</b>							<b>Planning Policy Unit Response</b>	<b>SEA Conclusion</b>
<p>There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period. Notwithstanding Charleville's role as part of the agri-food network, reconsider the large quantum and suitability of industrial and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre) - or otherwise consider an overarching objective to ensure sequential growth of these business lands so that lands closest to the town centre are developed first.</p>							<p>Charleville plays an important role in the North Cork Agri Food Network. It has the benefit of a rail station and should have convenient access to the future M20. Significant population</p>	<p>There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period.</p> <p>Notwithstanding Charleville's role as part of the agri-food network, review the</p>

	<p>growth is also envisaged in Charleville and the vision is to make the town a balanced live/work destination. On this basis it is considered that there should continue to be a strong business/industrial land supply in Charleville.</p>	<p>large quantum and suitability of industrial and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre)</p>
<p>Consider revising GB zoning given large quantum of land zoned. Also consider an objective and qualifying criteria for GB2 sites as they do not appear to be covered by Objective RP4-2 in Chapter 5 Rural nor within Chapter 18 Zoning and Land Use. In addition, Objective RP5-9(d) in Chapter 5 Rural states that “the settlement land use zoning maps will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses”.</p>	<p>This matter is considered in Chapter 5 Rural of the Plan. Following a request from the elected members the existing GB1-2 zoning has now been split into 2 sites one to the north of the town and the other to the west of the town.</p> <p>There is no significant overall increase in the amount of GB 1-2 lands in Newmarket. This</p>	<p>Reconsider the new GB1-2 zoned site in Newmarket to the west of the town.</p>

	<p>new GB 1-2 will provide opportunities for some individual housing to reduce pressure on surrounding greenbelt and allow for possibility of at least some housing in Newmarket.</p>	
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**SEA Conclusions/Recommendations:**

Implementation of the objectives of the Kanturk Mallow MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 3 Kanturk Mallow MD Recommendation 1:** Further consideration of Residential Reserve zoning for Mallow (MW-RR-01, MW-RR-02, MW-RR-03 and MW-RR-04) is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

**Volume 3 Kanturk Mallow MD Recommendation 2:** Consider extending the MW-GR-04 Mallow zone to include the full extent of the floodplain including the parcel of land to the west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.

**Volume 3 Kanturk Mallow MD Recommendation 3:** Consider zoning the brownfield site, located adjacent to CV-B-05 in in Charleville, that has frontage to Chapel Street R515.

**Volume 3 Kanturk Mallow MD Recommendation 4:** Review Business zone KK-B-03 Kanturk and overall consider the quantum of business zoned land for the settlement of Kanturk which appears to be in excess of requirements

**Volume 3 Kanturk Mallow MD Recommendation 5:** Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Reconsider zoning objective particularly given the quantum of available greenfield sites within the existing built up area zone.

**Volume 3 Kanturk Mallow MD Recommendation 6:** Review the boundary extension on the northern extent of Kanturk close to Saint Patrick's Cemetery and the associated zoning of a greenfield site as Existing Built Up Area in Kanturk having regard to the extensive quantum of zoned land.

**Volume 3 Kanturk Mallow MD Recommendation 7:** Consider suitability of B-01 zoning in Dromina given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.

**Volume 3 Kanturk Mallow MD Recommendation 8:** Review objective X-01 Grenagh to include sustainable travel requirements in the objective i.e. provision of walking and cycling links into adjacent residential areas and to the village centre. In addition, consider a phasing requirement given the substantial size of the site, to ensure development occurs sequentially from the town centre outwards.

**Volume 3 Kanturk Mallow MD Recommendation 9:** There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period. Notwithstanding Charleville's role as part of the agri-food network, review the large quantum and suitability of industrial and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre).

**Volume 3 Kanturk Mallow MD Recommendation 10:** Reconsider the new GB1-2 greenbelt zoned site in Newmarket to the west of the town given the distance from the settlement and quantum of land proposed to be zoned.

## 7.4 Carrigaline MD

Table 7.4 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Extract from Table 7.4 Assessment of Carrigaline MD								
Table 7.4 SEA Recommendations for Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion	
CL-GO-10		ACF W MA PHH	BFF	S L CH	<p>Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.</p> <p>Further by zoning these lands it effectively results in the loss of a recreational facility and it would merge the settlements of Carrigaline and Ringaskiddy.</p>	<p>Will not be removing residential zoning.</p> <p>Based on historical trends it was established that there is a need to provide more land in Carrigaline to cater for the expanding needs and demands of the growing town and this site will now form a key part of reserving available and developable residential land supply in Carrigaline.</p>	<p>Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>	



**Extract from Table 7.4 Assessment of Carrigaline MD**

**Table 7.4 SEA Recommendations for Carrigaline MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
CL-RR-01	<p><b>Residential Reserve</b> This land will be a reserve for residential development including provision for small scale local/neighbourhood services as set out in objective ZU-3-12 of Chapter 18 Zoning and Land Use.</p>		ACF W MA PHH	BFF	S L CH	<p>Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.</p> <p>Further by zoning these lands it effectively results in the loss of a recreational facility and it would merge the settlements of Carrigaline and Ringaskiddy.</p>	Have not removed residential zoning.	Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.
						<p>Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.</p> <p>Please include requirement for project level FRA.</p>		
CL-B-02	<p><b>Business</b> Business development suitable for small to medium industrial and office based industry.</p>		PHH ACF L		BFF S MA CH	By zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy.	Have included the provision of a landscaped buffer between Carrigaline	A landscaped buffer may not be sufficient to ensure that the two settlements are not

Extract from Table 7.4 Assessment of Carrigaline MD

Table 7.4 SEA Recommendations for Carrigaline MD

Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
					W		and Ringaskiddy within the text and objectives.  The full extent of this buffer will be considered as part of the preparation of the framework plan for the future development of this area.	merged. Consider zoning open space between the settlements.
						Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	No further recommendations.
CL-HT-01	<b>High Technology Campus</b> Provision for High Technology Campus, for the development of employment uses for major offices, research and development and high technology/high technology		PHH ACF L		BFF S MA CH W	Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.  The full extent of this buffer will be considered as part of	Further comments pending completion of updated SFRA.

**Extract from Table 7.4 Assessment of Carrigaline MD**

**Table 7.4 SEA Recommendations for Carrigaline MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
	<p>manufacturing type employment in highly accessible campus style settings. Appropriate measures to be taken in consultation with the relevant competent authorities, to protect the ring fort on the site and any other archaeological sites. Provision for appropriate landscaping along the western and northern boundaries and provision for appropriate planted buffer landscaping along the eastern boundary to maintain a development free separation between Carrigaline and Ringaskiddy. A transport assessment needs to be undertaken before development occurs.</p>						the preparation of the framework plan for the future development of this area.	
						<p>By zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy.</p>	<p>Have included the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives.</p> <p>The full extent of this buffer will be considered as part of the preparation of the framework plan for the future development of this area.</p>	<p>A landscaped buffer may not be sufficient to ensure that the two settlements are not merged. Consider zoning open space between the settlements.</p>
PW-GA-05	Open Space that will remain predominantly open in character,	PHH ACF	BFF		S W	Include reference to Local Area of Biodiversity within the objective.	No response required	No further recommendations.

**Extract from Table 7.4 Assessment of Carrigaline MD**

**Table 7.4 SEA Recommendations for Carrigaline MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
	<p>especially retaining the existing trees and natural features on site. This area is visually important and makes a significant contribution to the setting of Monkstown. Consideration will be given to the development of four dwellings on the northern side of these lands, close to the public road and in the vicinity of the existing dwelling.</p>	MA			CH L	Consider amending extent of zoning to exclude the area proposed for residential development.	Have not made any changes in relation to this.	Chapter 18 Zoning states that the purpose of Green Active (GA) – Active Open Space is to retain and provide for active recreational facilities. Objective ZU18-13 states that “No development other than development which supports Green Infrastructure will be considered in these areas.” The consideration of four dwellings on the northern side of these lands is contrary to the objective. Recommend that these lands be removed from the open space zoning.
RY-I-08	Large standalone industry with suitable provision for landscaping			BFF	PHH S	In accordance with the AA comments consider a Green	Have not made this change.	In accordance with the AA comments consider

**Extract from Table 7.4 Assessment of Carrigaline MD**

**Table 7.4 SEA Recommendations for Carrigaline MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
<p>and access points from the R613 and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Lough Beg which forms part of the Cork Harbour Special Protection Area. Lough Beg and some of the fields in the area are known to be particularly important for field feeding species of bird for which the SPA is designated. It will be necessary to retain a portion of this land in an undeveloped state to avoid negative impacts on the SPA. The southern portion of the zone is known to be of particular importance for wintering birds. Appropriate buffering and screening between new development and the SPA will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken</p>				W ACF MA CH L	<p>Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.</p>		<p>a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.</p>
	<p>Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA.</p>	<p>No response required.</p>					

Extract from Table 7.4 Assessment of Carrigaline MD								
Table 7.4 SEA Recommendations for Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion	
	of this when considering new development proposals in this area. *							
RY-I-13	Industry, with provision for the maintenance of a planted buffer zone along the southern boundary to nature conservation area. Appropriate buffering and screening between new development and the SPA will also be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area.			BFF W ACF	PHH S MA CH L	In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.	Have not made this change.	In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.
						Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.
CL-GR-03	Open space for informal public recreation including the provision of pedestrian walks, sporting playing pitches and courts and community facilities, including scout hall. Any development on	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.  Text was updated.  Open space for informal public	Consider including wording to ensure that any buildings for community-based organisations are of an appropriate scale and

**Extract from Table 7.4 Assessment of Carrigaline MD**

**Table 7.4 SEA Recommendations for Carrigaline MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
	<p>this site will need to take account of the biodiversity sensitivities of the site and area. Parts of this site are at risk of flooding. *</p>					<p>recreation including the provision of pedestrian walks, playing pitches and, indoor and outdoor courts and buildings for community-based organisations. Any development on this site will need to take account of the biodiversity sensitivities of the site and area. Parts of this site are at risk of flooding. *</p>	<p>would not result in a substantial loss of open space.</p>

**SEA Conclusions/Recommendations:**

Implementation of the objectives of the Carrigaline MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Extract from Table 7.4 Assessment of Carrigaline MD**

**Table 7.4 SEA Recommendations for Carrigaline MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
<p><b>Volume 4 Carrigaline MD Recommendation 1:</b> Further consideration of Residential Reserve zoning for the Fernhill Expansion Area Carrigaline objectives (CL-GO-10, CL-RR-01, CL-HT-01, CL-B-02), is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p> <p><b>Volume 4 Carrigaline MD Recommendation 2:</b> Regarding CL-HT-01 and CL-B-02, it is noted that by zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy. It is noted that the objective has been updated to include the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives. However, a landscape buffer may not be sufficient to separate two settlements. Consider zoning open space between the two settlements to create a meaningful separation. The boundaries of CL-HT-01 and CL-B-02 should be updated to reflect this recommendation and a new objective for open space should be added.</p> <p><b>Volume 4 Carrigaline MD Recommendation 3:</b> Chapter 18 Zoning states that the purpose of Green Active (GA) – Active Open Space is to retain and provide for active recreational facilities. Objective ZU18-13 states that “No development other than development which supports Green Infrastructure will be considered in these areas.” The consideration of four dwellings on the northern side of these lands is contrary to the objective. Recommend that these lands be removed from the open space zoning for objective PW-GA-05.</p> <p><b>Volume 4 Carrigaline MD Recommendation 4:</b> In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, and 13.</p> <p><b>Volume 4 Carrigaline MD Recommendation 5:</b> Objective CL-GR-03, has been updated, consider including wording to ensure that any buildings for community-based organisations are of an appropriate scale and would not result in a substantial loss of open space.</p>							



## 7.5 Cobh MD

Table 7.5 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Extract from Table 7.5 Assessment of Cobh MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
CT-I-01 Industrial type activities including warehousing and distribution. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. *^	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	It is noted that that this zoning was expanded and the objective was amended to incorporate additional land, c28Ha, to the west of CT-I-01, within the CT-I-01 zoning. Wording to address any potential impact on the adjoining SAC/SPA is noted. Proposal to expand CT-I-01 Carrigtwohill westwards needs further consideration having regard to: <ul style="list-style-type: none"> <li>The expanded settlement boundary would be located approximately 150</li> </ul>

								<p>metres from Glounthaune's development boundary and the strategic separation between settlements would be eroded.</p> <ul style="list-style-type: none"> <li>• Consideration of the traffic impacts and in particular any impact on N25 upgrade proposals of development of this scale are unclear.</li> </ul> <p>Further comments pending completion of updated SFRA.</p>
<b>SEA Initial General Comments</b>							<b>Planning Policy Unit Response</b>	<b>SEA Conclusion</b>
Consider identifying the UEA/Residential Reserve lands within the relevant objectives (similar to the approach in Cobh). Reconsider residential reserve zoning having regard to the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.							It is proposed that each of the residential UEA zonings in Carrigtwohill will have the following	Further consideration of Residential Reserve zoning is recommended having

	<p>text added to the beginning of the objective: Carrigtwohill North UEA.</p>	<p>regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>
<p><b>SEA Conclusions/Recommendations:</b></p> <p>Implementation of the objectives of the Cobh Municipal District would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. . The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:</p> <p><b>Volume 4 Cobh MD Recommendation 1:</b> Proposal to expand CT-I-01 Carrigtwohill westwards needs further consideration having regard to:</p> <ul style="list-style-type: none"> <li>• The expanded settlement boundary would be located approximately 150 metres from Glounthaune’s development boundary and the strategic separation between settlements would be eroded.</li> <li>• Consideration of the traffic impacts and in particular any impact on N25 upgrade proposals of development of this scale are unclear.</li> </ul> <p><b>Volume 4 Cobh MD Recommendation 2:</b> Further consideration of UEAs / Residential Reserve zoning for the Cobh is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>		



## 7.6 East Cork MD

Table 7.6 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Extract from Table 7.6 Assessment of East Cork Municipal District								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
MD-GO-03	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and wastewater infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA,		BFF ACF W,	CH S, L,	Consider an objective committing to a Wastewater Management Strategy for Cork Harbour as required by RSES.	No Change.	Consider an objective for a Wastewater Management Strategy for Cork Harbour as set out in RSES.

MD-T-07	<p>To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the traditional buildings remaining on the site. Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.</p>	<p><b>PH</b> <b>H</b> <b>MA,</b> <b>ACF</b></p>		<p><b>CH</b></p>	<p><b>S,</b> <b>W,</b> <b>BFF</b> <b>, L</b></p>	<p>Consider a heritage led redevelopment objective for this unique site -with protection and reuse of the protected maltings buildings (NIAH building) as a first priority.</p>	<p>Amend the wording of the objective as follows;  ‘To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the <del>traditional buildings</del> protected structures remaining on the site. Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.</p>	<p>Consider a heritage led redevelopment objective for MD-T-07 zoning in Midleton to protect and reuse the protected maltings buildings (NIAH building) as part of redevelopment of the site.</p>
MD-GC-07	<p>This prominent slope makes a significant contribution to the rural character of Ballinacurra.</p>	<p><b>PH</b> <b>H</b> <b>MA,</b> <b>ACF</b></p>			<p><b>CH</b> <b>S,</b> <b>W,</b> <b>BFF</b> <b>, L</b></p>	<p>Consider expanding the zone southwards to include the greenfield floodplain.</p>	<p>Southern part of the site is included as part of Flood Zones A &amp; B. Consider including at amendment stage following consideration of new flood maps.</p>	<p>Consider expanding MD-GC-07 zone southwards in Midleton to include the greenfield floodplain.</p>

YL-GC-20	Open Space. This area of coastline includes part of the Blackwater River SAC and the Blackwater Estuary SPA. It supports intertidal habitats which should be protected. There may be opportunities to enhance the biodiversity value of this area, which should be encouraged.	PH H, ACF ,		BFF ,	S, L, CH W, MA,	Consider extending this GC zone to include the area of Ballyvergan Marsh pNHA and other wetland habitats within the settlement boundary at this location.	Noted, no change proposed. Extensive areas of green infrastructure already included including YL-GC-19, YL-GC-20, YL-GC-22, and YL-GC-23.	Consider extending the YL-GC-20 zone to zone the area of Ballyvergan Marsh pNHA and other wetland habitats as green infrastructure (rather than remaining unzoned as proposed).
YL-B-04 +	Business uses including a service station. *	PH H,		ACF , L, CH BFF , W,	S, MA	New objective included after pre-draft version.		Review suitability of YL-B-04 Youghal zoning as the site is subject to flooding, is located on lands of historic significance associated with the Youghal Brickworks, and is located on sensitive lands directly adjacent to an SAC, pNHA and SPA.
CY-X-01	Facilitate the development of a tourist attraction based on the cave network and the historical structures associated with the lands at Cloyne House. This will involve	PH H,		W, MA,	S, ACF , L, CH	It would appear that the cave network is associated with the Cathedral? NIAH for Cloyne House does not include any caves as notable features.	Noted, no change proposed.	Review tourist related commercial uses on CY-X-01 site in Cloyne having regard to the architectural heritage

	comprehensive proposals for the protection and preservation of the historic structures and landscaping on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of interpretive facilities and associated tourist related non high street commercial uses.				<b>BFF</b> ,	Reconsider tourist related commercial uses on the site having regard to the architectural heritage character of the curtilage.		character of the curtilage of the site.
<b>General SEA Comments</b>							<b>Planning Policy Unit Response</b>	<b>SEA Conclusion</b>
Consider identifying the UEA lands within the relevant objectives (similar to the approach in Cobh). Reconsider zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.							Noted. Water-Rock UEA sites identified in objectives.	Further consideration of UEAs / Residential Reserve zoning for the Cobh is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.
Consider an objective for Midleton train station to provide for its development given its role as a commuter rail station in RSES and enhancing the commuter rail service with additional stations and fleet, improve intercity journey times and electrification of fleet.							Noted. No change proposed.	Consider updating the text in Volume 4 Chapter 3 to recognise



		the planned role for Midleton train station in RSES as a commuter rail station with enhanced commuter rail service with additional stations and fleet, improved intercity journey times and electrification of fleet.
Consider an objective that recognises Youghal as a boundary town with potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.	Noted. No change.	Consider updating the text of Volume 4 Chapter 3 East Cork to recognise Youghal as a boundary town with significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.
Land adjacent to X-01 located within the settlement boundary in Redbarn is within a pNHA. Consider zoning the undeveloped pNHA as green infrastructure and include an objective that there be no development within the pNHA and an appropriate buffer be maintained.	Include the following objective in relation to the pNHA;  'The green infrastructure features	Consider zoning the pNHA located within the Redbarn settlement as green infrastructure.

	<p>of Redbarn include Ballyvergan Marsh pNHA. New development should be sensitively designed and planned to provide for the protection of habitat features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>	
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**SEA Conclusions/Recommendations:**

Implementation of the objectives of the East Cork Municipal District would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. . The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 4 East Cork MD Recommendation 1:** Consider an objective for a Wastewater Management Strategy for Cork Harbour as set out in RSES.

**Volume 4 East Cork MD Recommendation 2:** Consider a heritage led redevelopment objective for MD-T-07 zoning in Midleton to protect and reuse the protected maltings buildings (NIAH building) as part of redevelopment of the site.

**Volume 4 East Cork MD Recommendation 3:** Consider zoning the pNHA located within the Redbarn settlement as green infrastructure.

**Volume 4 East Cork MD Recommendation 4:** Consider expanding MD-GC-07 zone southwards in Midleton to include the greenfield floodplain.

**Volume 4 East Cork MD Recommendation 5:** Further consideration of UEAs / Residential Reserve zoning for the East Cork is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

**Volume 4 East Cork MD Recommendation 6:** Consider updating the text in Volume 4 Chapter 3 to recognise the planned role for Midleton train station in RSES as a commuter rail station with enhanced commuter rail service with additional stations and fleet, improved intercity journey times and electrification of fleet.

**Volume 4 East Cork MD Recommendation 7:** Consider extending the YL-GC-20 zone to zone the area of Ballyvergan Marsh pNHA and other wetland habitats as green infrastructure (rather than remaining unzoned as proposed).

**Volume 4 East Cork MD Recommendation 8:** Review suitability of YL-B-04 Youghal zoning as the site is subject to flooding, is located on lands of historic significance associated with the Youghal Brickworks and is located on sensitive lands directly adjacent to an SAC, pNHA and SPA.

**Volume 4 East Cork MD Recommendation 9:** Consider updating the text of Volume 4 Chapter 3 East Cork to recognise Youghal as a boundary town with significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.

**Volume 4 East Cork MD Recommendation 10:** Review tourist related commercial uses on CY-X-01 site in Cloyne having regard to the architectural heritage character of the curtilage of the site.

## 7.7 Macroon MD

Table 7.7 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Extract from Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
MM-GA-O4 (Macroon )	Green Recreation – Active Open Space: Maintain and protect the recreational, sporting and local amenities of the Castle Demesne and the Town Park and provide for improved pedestrian access to the town and the Castle Demesne. Provide for improved pedestrian access to the town centre. These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.	PHH MA ACF			BFF S W CH L	Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”	It is proposed to give this recommendation further consideration.  <b><u>Proposed Action: give further consideration</u></b>	Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”
MS – X – O2 (Millstreet )	Provision of a Nursing Home.			PHH BFF W ACF	S MA CH L	A small stream runs along the southern boundary of the site. Consider expanding the objective to ensure the stream and the riverbank	It is proposed to include the following text as recommended:	The plan has been updated. No further recommendations.

Extract from Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
						are retained and protected for their contribution to local biodiversity.	'It is important that the stream and the riverbank are retained and protected for their contribution to local biodiversity.' Proposed Action: Change objective as per the above	
						Consider an alternative site for a nursing home within the settlement boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.	Zoning is being retained. No Change	Consider an alternative site for a nursing home within the settlement boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.
B -01 Coach ford	Business Development, suitable for small/medium scale industrial units.			PHH ACF W, MA	BFF S CH L	A small area of the site is subject to pluvial flooding. Further advice pending completion of SFRA.	Noted.  This site is currently zoned and given the planning applications	It is considered that there are available/suitable sites within walking distance of the village centre

Extract from Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
						Reconsider zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.	granted in the village the most suitable site for a new Business zoning is equally distant from the village core to the north of the town. Proposed Action: to retain the current zoning objective	that could also be considered. Proposed zoning B-01 is a large field located approximately 750m from the village.  Review zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.
DB-O2 for Cill na Martra	Retail development (i.e. a local shop) should be accommodated within the core of the village and should make adequate provision for parking on site.	PHH		ACF	BFF S W MA CH L	In the interests of promoting sustainable travel and given the level of on streetcar parking available consider omitting the requirement for onsite car park from the objective.	It is considered appropriate to include provision for onsite car parking as this may be a local shop serving a wide hinterland given its location and car parking would be necessary on safety and aesthetic grounds.	In the interests of promoting sustainable travel and given the level of on streetcar parking available review the requirement for including an onsite car park within the objective.

Extract from Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
DB-01 for Inniscarra	Acknowledge the importance of Inniscarra as a centre of renewable energy production.			PHH ACF MA	BFF S W MA CH L	Consider refining location for identified renewables.	Inniscarra is an 'Other Location' and as such does not require a map.	The intention of the objective is to refer to Inniscarra Dam - the objective should be updated to clarify this.
<p><b>SEA Conclusions/Recommendations:</b></p> <p>Implementation of the objectives of the Macroon MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:</p> <p><b>Volume 4 Macroon MD Recommendation 1:</b> Regarding objective MM-GA-04 for Macroon Settlement, consider an objective to support outdoor events at this location similar to Mallow Castle "to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense"</p> <p><b>Volume 4 Macroon MD Recommendation 2:</b> Regarding objective MS-X-02 for Millstreet Settlement, consider an alternative site for a nursing home within the settlement boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.</p> <p><b>Volume 4 Macroon MD Recommendation 3:</b> Regarding objective B-01 for Coachford Settlement, it is considered that there are available/suitable sites within walking distance of the village centre that could also be considered. Proposed zoning B-01 is a large field located approximately 750m from the village. Review zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.</p>								

Extract from Table 7.7 Assessment of Macroon MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
<p><b>Volume 4 Macroon MD Recommendation 4:</b> Regarding objective DB-02 for Cill na Martra Settlement, in the interests of promoting sustainable travel and given the level of on streetcar parking available review the requirement for including an onsite car park within the objective.</p> <p><b>Volume 4 Macroon MD Recommendation 5:</b> Regarding objective DB-01 for Inniscarra Settlement, the intention of the objective is to refer to Inniscarra Dam - the objective should be updated to clarify this.</p>							



## 7.8 Kinsale Bandon MD

Table 7.8 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Extract from Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
Belgooly: U-02	Identify a requirement for an accessible off-street carparking solution for the village.				PHH	Include a requirement to develop a brownfield site in the first instance.	Noted.	Include a requirement to develop a brownfield site in the first instance.
					BFF			
					S			
					W			
					ACF	Include the requirement for permeable surface as part of the objective.	Noted.	Include the requirement for permeable surface as part of the objective.
				MA				
				CH				
				L				
GA-01 - Innishannon	Maintain existing playing pitches and open space, provision of a children's play ground, tennis courts, a public car park and a walkway would also be given consideration. *		BFF		PHH	Reconsider the zoning of open space to include a carpark given it would not support sustainable travel and there would appear to already be a car park. If the zoning is a requirement include the requirement for permeable surface as part of the objective.	Noted. Already provided for.	No further recommendations regarding car park given it is existing. However, consideration should be given to updating the objective to include reference to the pNHA 'Bandon Valley Above Innishannon' and the Annex 1 Estuary Habitats. They form the southern boundary of
				ACF				
				MA				
				S				
				W				
				CH				
				L				

Extract from Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
								the settlement. This is also raised in a general comment below.
X-01 Innishannon	Special Policy Area. Land to remain predominantly open and rural in character with potential for small scale individual housing.		PHH ACF		BFF S W MA CH L	The site is located at the edge of the settlement boundary. To the south there is a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.	Noted.	The site is located at the edge of the settlement boundary. To the south there is a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.
X-02 Innishannon	Special Policy Area. Land to remain predominantly open and rural in character with potential for small scale individual housing.		PHH ACF		BFF S W MA CH L	The site is located at the edge of the settlement boundary and north of an individual dwelling. To the south-west there is a greenfield site which would be contiguous to development within the village. There is a concern	Noted.	The site is located at the edge of the settlement boundary and north of an individual dwelling. To the south-west there is

Extract from Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
						that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.		a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.
<b>Courtmacsherry General Recommendation:</b>								
Consider zoning all parts of the SAC and SPA within the settlement boundary as Open Space / Green infrastructure in line with AA comments.								
KS-GA-02	Open Space. These lands form part of the scenic amenities of the area and support high biodiversity value wetland habitats and associated species. There is a presumption against development. Opportunities for biodiversity enhancement should be encouraged.*	PHH BFF S W ACF			MA CH L	No action required	The zoning map associated with this settlement has been updated to Extend the Existing Mixed/General Business/Industrial Use zoning adjoining KS-GC-02 to reflect the planning permission site area.	Regarding application reference O8/9368, it has expired, and it is considered that the zoning boundary should remain as existing to ensure that the biodiversity of the wetland habitats is preserved.

Extract from Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
						<p>Include new text referencing the Marsh local biodiversity area.</p> <p>New Text at Para 5.5.4 states “The Former Shirt Factory lands on the south western periphery of the town is zoned as Existing Mixed/General Business/Industrial Uses. Part of the site overlaps with the Marsh Local Biodiversity Area which is of high biodiversity value due to wetland habitats and associated species. Any future proposals will ensure the protection of the biodiversity value of the site.”</p>	

Extract from Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
<b>SEA Conclusions/Recommendations:</b>							
<p>Implementation of the objectives of the Bandon Kinsale MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:</p>							
<p><b>Volume 5 Bandon Kinsale MD Recommendation 1:</b> Regarding objective U-O2 for Belgooly, consider expanding the objective to consider a brownfield site in the first instance and to require permeable surface as part of the objective.</p>							
<p><b>Volume 5 Bandon Kinsale MD Recommendation 2:</b> Regarding objective GA-O1 for Innishannon, consider expanding the objective to include reference to the pNHA ‘Bandon Valley Above Innishannon’ and the Annex 1 Estuary Habitats. They form the southern boundary of this zoning objective and the settlement boundary.</p>							
<p><b>Volume 5 Bandon Kinsale MD Recommendation 3:</b> Regarding objective X-O1 for Innishannon the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.</p>							
<p><b>Volume 5 Bandon Kinsale MD Recommendation 4:</b> Regarding objective X-O2 for Innishannon, the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.</p>							
<p><b>Volume 5 Bandon Kinsale MD Recommendation 5:</b> Regarding Courtmacsherry, consider zoning all parts of the SAC and SPA within the settlement boundary as Open Space / Green infrastructure in line with AA comments.</p>							

Extract from Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
<b>Volume 5 Bandon Kinsale MD Recommendation 6:</b> Regarding objective KS-GA-02, given application reference O8/9368 has expired, consideration should be given to keeping the zoning boundary intact to protect the sensitive receiving environment of the wetland habitats.							

## 7.9 West Cork MD

Table 7.9 outlines the sites that the SEA requires consideration to be given to including the amendments and mitigation suggested.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
Clonakilty							
CK R-01 +	Medium A Density Residential Development. The site should be subject to a detailed landscape plan, which should include retention of existing hedgerows and mature trees which provide biodiversity networks.				PHH BFF S W ACF MA CH L The Clonakilty Stream further to the north is part of a Local Area of Biodiversity which runs directly adjacent to the site and any development proposals should include riparian margins and integrate the stream into the proposals.	This objective is being amended as per recommended in the HAD/Ecology report, as per the following: Medium A Density Residential Development. The site should be subject to a detailed landscape plan. Provision should be made for retention and protection of existing boundary hedgerows and mature trees and for the protection of the small stream on the southern boundary which provide biodiversity network.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
						Include reference to Protected Monument within the site.	Generally, the Vol. 1 Chp 16 Built and Cultural Heritage is considered to be the appropriate reference.	No further recommendations.
						Evidence of Pluvial and Fluvial Flooding either within this part of the site or adjacent. Require site specific FRA.	Noted. The flood risk maps have been reviewed again. The Ck-R-01 site is being reduced in size, there are no flood risk areas overlapping with this site.	No further recommendations.
							Update following pre-draft version, part of site zoned as existing built-up area (EBUA).	Review the approach to zoning this greenfield site as EBUA.
CK-R-02 +	Medium A Density Residential Development		PHH ACF		BFF S W MA CH L	No action required.	Update following pre-draft version, site zoned as existing built-up area (EBUA).	Review the approach to zoning this greenfield site as EBUA.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
							Another site has now been assigned the reference CK R-02	
CK-R-07 +	<del>Medium B Density Residential Development. Comprehensive landscaping proposals will be required in particular along the eastern boundary.</del>		PHH ACF		BFF S W MA CH L	No action required.	Update following pre-draft version, site zoned as existing built-up area (EBUA).  Another site has now been assigned the reference CK R-02	Review the approach to zoning this greenfield site as EBUA.
CK-R-07 <del>CK-R-08</del> +	Medium A Density Residential Development. The overall approach to the development of this site (including road access proposals, layout, pedestrian and cycleway links, open space etc.) should ensure appropriate provision is made for the possible future development of lands to the south and west.				PHH BFF S W ACF MA CH L	No action required.	Update following pre-draft version, part of site zoned as existing built-up area (EBUA).  In pre-draft version site assigned reference CK-R-08. Now assigned reference CK R-07.	Review the approach to zoning part of this greenfield site as EBUA.

**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
CK-R-02 +	<p>Medium B Density Residential Development subject to the following:</p> <p>(a) A Traffic Impact Assessment and Road Safety Audit, and associated proposals for road upgrades / improvements to accommodate the increased traffic volumes on the road network, locally and in the wider context. The development of this site should be coordinated with the future Northern Inner Relief Road.</p> <p>(b) Proposals shall include provision for pedestrian and cyclist connectivity with adjoining developments.</p> <p>(c) The availability of water services.</p>		PHH ACF	BFF W	S MA CH L	It is noted the objective was updated since initial review.	New residential zoning added.	Review the approach to zoning this site given availability of alternative sites which could deliver compact growth as required by the NPF and RSES.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
	(d) The design, layout and finishes of the scheme shall seek to minimise visual impact given the elevated nature of the site. Comprehensive landscaping proposals will be required, and these should seek to link with other green infrastructure assets in the area and with SuDs proposals for the site. Consideration should also be given to the area of local biodiversity value N71 Woodland Corridor. ^						
CK T-01	Promote the town centre as the primary area for retail and mixed-use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm improvements. *  16.83	PHH ACF MA CH			BFF S W L	Include reference to Habitat Mapping specifically to the Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.	Consideration will be given to mapping the stream corridor at amendments stage.  Include reference to Habitat Mapping specifically to the Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Policy Unit Response	SEA Conclusion
								any public realm improvements.
Reconsider the approach to zoning greenfield sites within Clonakilty as EBUA (part of CK-R-01, CK-R-02, CK-R-07, part of CK-R-08 (now assigned reference R-07)).								
DY R-02 +	<del>Medium Density Residential</del> Development	PHH MA ACF			BFF S W CH L	No action required	Update following pre-draft version, site zoned as existing built-up area (EBUA).  Another site has now been assigned the reference CK R-02	Review the approach to zoning this greenfield site as EBUA.
Castletownbere								
CR-GO-01	Plan for development to enable Castletownbere to achieve its target population of 1,114.	PHH ACF			BFF W S L CH MA	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. Considering this, it is recommended that the target population of 1,114 should be reduced.	See proposed CG-GO-02 objective below.	The intent of Objective CR-GO-02 is noted, however, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan the future population growth targets may

								need to be given further consideration.
CR-GO-02	In order to secure the sustainable population growth and supporting development proposed in CR-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Glanmore Bog Special Area of Conservation must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough.			BFF W	PHH S ACF MA CH L	<p>Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC.</p> <p>The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>	<p><b><u>It is proposed to update the CR-GO-02 as follows:</u></b></p> <p>In order to secure the sustainable population growth and supporting development proposed in CR-GO-01, appropriate and drinking water and waste-water infrastructure is required. A new drinking water source is required to be developed for Castletownbere. In the absence of same, new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be</p>	Noted the update to addresses the public sewer matter however, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

							abstracted from Glenbeg Lough. An upgrade to the public waste-water treatment plant is also required. Waste-water infrastructure must be capable of treating discharges to ensure that water quality in the receiving coastal zone does not fall below legally required levels.	
CR-AG-03	Agriculture. Proposals can also be considered for healthcare and community facilities to include detailed landscaping plan and pedestrian and cycle way linkages. Consideration should also be given to the sites proximity to the local biodiversity area ( <del>No 1</del> ) Aghakista River Wooded River Valley giving particular consideration to its local importance and amenity value.	BFF S W ACF L			PHH MA CH	This would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.	The matter was considered further. It was decided that Site specific policy exceptions are reasonable in this case. No need for any change to Agriculture.	This may not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.
Schull								
SC AG-01	Agriculture. Consideration may also be given to use of the site as a camper van park/camp site.	BFF S W			PHH MA CH	This would not fall within the intention of the scope of development allowed by Volume 1	The matter was considered further. It was decided that Site	This may not fall within the intention of the scope of development

		ACF L				(Zoning chapter). Consider rezoning to intended use.	specific policy exceptions are reasonable in this case. No need for any change to Agriculture.	allowed by Volume 1 (Zoning chapter). Consider zoning as community use.
SC AG-02	Agriculture. Consideration may also be given to use of the site as a camper van park/camp site.	BFF S W ACF L			PHH MA CH	This would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.	The matter was considered further. It was decided that Site specific policy exceptions are reasonable in this case. No need for any change to Agriculture.	This may not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.
X-01 - <b>Durrus</b>	Residential development, subject to availability of and connection to mains sewerage. Provision of through road linking to identified potential future development lands is required (U-01) and all reasonable endeavours should be made to provide a direct and convenient pedestrian link to the village core.			PHH ACF	BFF W S L CH	Consider expanding the objective to include reference to cycle infrastructure.	See recommended additional DB objective above	The plan has been updated. No further recommendations.
					MA	This site is 11.4ha and would substantially increase the size of the village and would appear to exceed the allocation of 20 new units referred to within DB-01.	Noted. No change to boundary proposed.	This site is 11.4ha and would substantially increase the size of the village and would appear to exceed the allocation of 20 new units referred to within DB-01.

GC-O4 - <b>Glengarriff</b>	Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. Zoning includes provision for a maximum of 3 sensitively designed houses subject to a detailed landscaping scheme which seeks to retain and augment existing tree and vegetation cover and provide for adequate site access.			PHH BFF S W ACF L	MA CH	Consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.	Having regard to the maximum limit of three houses provided for in this objective, the overall objective for landscape protection and open space will not be unduly compromised. No change proposed	Consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.
<b>Baltimore General Recommendations:</b> In line with AA comments, the boundary of this settlement overlaps with the Sheeps Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.							Noted this will be considered further at amendment stage.	In line with AA comments, the boundary of this settlement overlaps with the Sheeps Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.



C-01 - <b>Rosscarbery</b>	Provision of a nursing home. A very high standard of architectural design is required with single storey buildings only. The visual sensitivities of the area will need careful consideration having regard to the setting of the village and the sites location overlooking the village. Any development on this site should have regard to the topography of this site which contributes to the visual setting of the area. The form, layout, siting and design of any development on this site should make a positive contribution to the landscape and visual amenities of the area. Any development on the site will be accompanied by a comprehensive landscaping scheme.			PHH ACF MA	BFF S W CH L	This is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.	No change is being proposed	This is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.
<b>Rosscarbery General Recommendations:</b> In line with AA Comments, consider zoning the corridor of the Tinneal stream as open space.							Noted this will be considered further at amendment stage.	In line with AA Comments, consider zoning the corridor of the Tinneal stream as open space.
B-01 – <b>Union Hall</b>	Small / Medium scale business development			PHH ACF	BFF S	Consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are	This site is considered adequately located within the built	Consider the suitability of zoning this greenfield site at the

					W MA CH L	alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.	envelope, supporting the employment role of the village. No change proposed	edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.
GDO-04 - <b>Dursey Island</b>	Investigate the feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings.			BFF S W ACF	PHH MA CH L	In line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.	Retain objective -. Existing objective GDO -05 should provide protection and avoid adverse impacts.	In line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.
DB-02 – <b>Adgroom</b>	Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough.			BFF W	PHH S ACF MA CH L	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Adgroom. Any increase in abstraction from the lake could adversely impact the SAC.  The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water	<b>Amend Objective DB-02 so as to read as follows:</b> Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels <del>and that there is no net increase in</del>	Noted the update to addresses the public sewer matter however, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be

						<p>required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>	<p><del>abstraction from Glenbeg Lough.</del> The current source of drinking water for Ardgroom is Glenbeg Lough which lies within the Glanmore Bog SAC. Increased abstraction from the lake is likely to adversely impact the SAC. New development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough.</p>	<p>abstracted from Glenbeg Lough.</p>
<p><b>Ballylickey General Recommendations:</b> In line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.</p>							<p>Noted. Will be considered further at a later stage</p>	<p>In line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.</p>

<b>Crookhaven General Recommendations:</b> In line with AA CommentsThe SPA land within the settlement boundary should be zoned as Open Space, Conservation.						This matter is noted and will be given further consideration at amendment stage	In line with AA CommentsThe SPA land within the settlement boundary should be zoned as Open Space, Conservation.	
DB-O1 - <b>Eyeries</b>	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. Considering this, it is recommended that the allocation of 20 units be reduced.	It is considered that this issue can be appropriately addressed as per DB-O2 below	The intent of Objective CR-GO-02 is noted, however, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan it would appear premature to consider any population growth given the level of potential harm to the receiving environment.
DB-O2 - <b>Eyeries</b>	Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough.			BFF W	PHH S ACF MA CH L	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC.	An amendment is recommended as set out below: The current source of drinking water for Eyeries is Glenbeg Lough which lies within the	Noted the update to addresses the public sewer matter however, new development that has a private source of water supply will need to demonstrate that the

	Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.				<p>The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>	<p>Glanmore Bog SAC. Increased abstraction from the lake is likely to adversely impact the SAC. New development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough.</p>	<p>source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>
<p><b>General Recommendations for Kilcrohane:</b> In line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.</p>						<p>Will examine at amendments stage</p>	<p>In line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.</p>
<p><b>SEA Conclusions/Recommendations:</b> Implementation of the objectives of the West Cork MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:</p>							

**Volume 5 West Cork MD Recommendation 1:** Regarding Objective CK-R-02+ for Clonakilty, review the approach to zoning this site given availability of alternative sites which could deliver compact growth as required by the NPF and RSES.

**Volume 5 West Cork MD Recommendation 2:** Regarding Clonakilty and Objective CK-T-01, consider including reference to the Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.

**Volume 5 West Cork MD Recommendation 3:** Regarding Clonakilty, reconsider the approach to zoning greenfield sites within Clonakilty as EBUA (part of CK-R-01, CK-R-02, CK-R-07, part of CK-R-08 (now assigned reference R-07)).

**Volume 5 West Cork MD Recommendation 4:** Regarding Objective DY-R-02 for Dunmanway, review the approach to zoning this greenfield site as EBUA.

**Volume 5 West Cork MD Recommendation 5:** Regarding Objective CR-GO-01 for Castletownbere Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. Whilst the intent of Objective CR-GO-02 is noted, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan the future population growth targets will need to be given further consideration.

**Volume 5 West Cork MD Recommendation 6:** Regarding Objective CR-GO-02 for Castletownbere, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 7:** Regarding Objective CR-AG-03 Castletownbere, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.

**Volume 5 West Cork MD Recommendation 8:** Regarding Objective SC-AG-01 and 02 for Schull, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.

**Volume 5 West Cork MD Recommendation 9:** Regarding Objective X-01 for Durrus, this site is 11.4ha and would substantially increase the size of the village and would appear to exceed the allocation of 20 new units referred to within DB-01.

**Volume 5 West Cork MD Recommendation 10:** Regarding Objective GC-04 for Glengarriff, consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.

**Volume 5 West Cork MD Recommendation 11:** Regarding Baltimore, in line with AA comments the boundary of this settlement overlaps with the Sheep's Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.

**Volume 5 West Cork MD Recommendation 12:** Regarding Objective C-01 for Rosscarbery, this is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.

**Volume 5 West Cork MD Recommendation 13:** Regarding Rosscarbery, in line with AA comments consider zoning the corridor of the Tinneal stream as open space.

**Volume 5 West Cork MD Recommendation 14:** Regarding Objective D-01 for Union Hall, consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.

**Volume 5 West Cork MD Recommendation 15:** Regarding Objective GDO-04 for Dursey Island, in line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.

**Volume 5 West Cork MD Recommendation 16:** Regarding Ardroom, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 17:** Regarding Ballylickey, in line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.

**Volume 5 West Cork MD Recommendation 18:** Regarding Crookhaven, in line with AA comments, the Special Protection Area land within the settlement boundary should be zoned as Open Space, Conservation.

**Volume 5 West Cork MD Recommendation 19:** Regarding Eyeries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. Whilst, the intent of Objective CR-GO-02 is noted, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan it would appear premature to consider any population growth given the level of potential harm to the receiving environment. Considering this, it is recommended that the allocation of 20 units be reduced.

**Volume 5 West Cork MD Recommendation 20:** Regarding Eyeries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 21:** Regarding Kilcrohane, in line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.



## 7.10 Summary and Conclusion

This section will outline the mitigation measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of the Municipal Districts arising from the implementation of the Draft Development Plan. This section seeks to tie together the SEA process. Environmental issues have been identified in Chapter 3 and the impact of the plan is outlined in Section 6 and 7, because of this analysis and in light of the SEA process, certain mitigation measures have been identified.

Mitigation involves ameliorating significant negative effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible to lessening or offsetting those effects. Mitigation measures can be generally divided into those that:

- Avoid effects.
- Reduce the magnitude or extent, probability and/or severity of effect.
- Repair effects after they have occurred.
- Compensate for effects, by balancing out negative impacts with positive ones.

Mitigation measures could include:

- The choice of an alternative, with less significant environmental effect.
- The addition of policies to the plan to reduce likely impacts from other policies.
- Refining policy/objective wording.
- Adding new policy criteria.
- Creating Supplementary Planning Guidance to add more detail to the Plan.

## 3.1 Recommendations for Volume 3-5

A full list of the recommendations arising from an assessment of Volumes 3-5 of the Draft Plan is provided below.

**Volume 3 Fermoy MD Recommendation 1:** Compact growth is required by NPF and RSES- Review the zoning of FY-R-04 in Fermoy given the location of the site at the edge of the settlement and the availability of greenfield lands within the existing built footprint.

**Volume 3 Fermoy MD Recommendation 2:** Compact growth is required by NPF and RSES- Review FY-B-05 zoning in Fermoy for sustainability reasons given the long distance and lack of connectivity to the settlement boundary.

**Volume 3 Fermoy MD Recommendation 3:** Review FY-I-03 zoning in Fermoy in the interests of compact growth having regard to the long distance from the town centre and the substantial quantum of industrial zoned land on this greenfield site.

**Volume 3 Fermoy MD Recommendation 4:** FY-GC-05 Fermoy near Rathealy Road does not appear to align with the Special Area of Conservation (SAC) boundary. Consider revising to ensure the SAC located within the settlement boundary is fully zoned as green infrastructure.

**Volume 3 Fermoy MD Recommendation 5:** Review R-02 Rathcormac given the location of the site and the quantum of residential sites available in the existing built up area. Site may not support compact growth.

**Volume 3 Fermoy MD Recommendation 6:** Review X-02 Doneraile given the location of the site at a distance from the village core, and the quantum of available sites and high level of vacancy around the main street that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms part of an ecological network.

**Volume 3 Fermoy MD Recommendation 7:** Consider zoning the SAC in Conna as green infrastructure. Also, potential to link the zones GC-01 and GC-02 in Conna.

**Volume 3 Kanturk Mallow MD Recommendation 1:** Further consideration of Residential Reserve zoning for Mallow (MW-RR-01, MW-RR-02, MW-RR-03 and MW-RR-04) is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

**Volume 3 Kanturk Mallow MD Recommendation 2:** Consider extending the MW-GR-04 Mallow zone to include the full extent of the floodplain including the parcel of land to the west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.

**Volume 3 Kanturk Mallow MD Recommendation 3:** Consider zoning the brownfield site, located adjacent to CV-B-05 in Charleville, that has frontage to Chapel Street R515.

**Volume 3 Kanturk Mallow MD Recommendation 4:** Review Business zone KK-B-03 Kanturk and overall consider the quantum of business zoned land for the settlement of Kanturk which appears to be in excess of requirements

**Volume 3 Kanturk Mallow MD Recommendation 5:** Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor

connectivity and integration into the community. Reconsider zoning objective particularly given the quantum of available greenfield sites within the existing built up area zone.

**Volume 3 Kanturk Mallow MD Recommendation 6:** Review the boundary extension on the northern extent of Kanturk close to Saint Patrick's Cemetery and the associated zoning of a greenfield site as Existing Built Up Area in Kanturk having regard to the extensive quantum of zoned land.

**Volume 3 Kanturk Mallow MD Recommendation 7:** Consider suitability of B-01 zoning in Dromina given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.

**Volume 3 Kanturk Mallow MD Recommendation 8:** Review objective X-01 Grenagh to include sustainable travel requirements in the objective i.e. provision of walking and cycling links into adjacent residential areas and to the village centre. In addition, consider a phasing requirement given the substantial size of the site, to ensure development occurs sequentially from the town centre outwards.

**Volume 3 Kanturk Mallow MD Recommendation 9:** There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period. Notwithstanding Charleville's role as part of the agri-food network, review the large quantum and suitability of industrial and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre).

**Volume 3 Kanturk Mallow MD Recommendation 10:** Reconsider the new GB1-2 greenbelt zoned site in Newmarket to the west of the town given the distance from the settlement and quantum of land proposed to be zoned.

**Volume 4 Carrigaline MD Recommendation 1:** Further consideration of Residential Reserve zoning for the Fernhill Expansion Area Carrigaline objectives (CL-GO-10, CL-RR-01, CL-HT-01, CL-B-02), is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

**Volume 4 Carrigaline MD Recommendation 2:** Regarding CL-HT-01 and CL-B-02, it is noted that by zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy. It is noted that the objective has been updated to include the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives. However, a landscape buffer may not be sufficient to separate two settlements. Consider zoning open space between the two settlements to create a meaningful separation. The boundaries of CL-HT-01 and CL-B-02 should be updated to reflect this recommendation and a new objective for open space should be added.

**Volume 4 Carrigaline MD Recommendation 3:** Chapter 18 Zoning states that the purpose of Green Active (GA) – Active Open Space is to retain and provide for active recreational facilities. Objective ZU18-13 states that “No development other than development which supports Green Infrastructure will be considered in these areas.” The consideration of four dwellings on the northern side of these lands is contrary to the objective. Recommend that these lands be removed from the open space zoning for objective PW-GA-05.

**Volume 4 Carrigaline MD Recommendation 4:** In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, and 13.

**Volume 4 Carrigaline MD Recommendation 5:** Objective CL-GR-03, has been updated, consider including wording to ensure that any buildings for community-based organisations are of an appropriate scale and would not result in a substantial loss of open space.

**Volume 4 Cobh MD Recommendation 1:** Proposal to expand CT-I-01 Carrigwohill westwards needs further consideration having regard to:

- The expanded settlement boundary would be located approximately 150 metres from Glounthaune's development boundary and the strategic separation between settlements would be eroded.
- Consideration of the traffic impacts and in particular any impact on N25 upgrade proposals of development of this scale are unclear.

**Volume 4 Cobh MD Recommendation 2:** Further consideration of UEAs / Residential Reserve zoning for the Cobh is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

**Volume 4 East Cork MD Recommendation 1:** Consider an objective for a Wastewater Management Strategy for Cork Harbour as set out in RSES.

**Volume 4 East Cork MD Recommendation 2:** Consider a heritage led redevelopment objective for MD-T-07 zoning in Midleton to protect and reuse the protected maltings buildings (NIAH building) as part of redevelopment of the site.

**Volume 4 East Cork MD Recommendation 3:** Consider zoning the pNHA located within the Redbarn settlement as green infrastructure.

**Volume 4 East Cork MD Recommendation 4:** Consider expanding MD-GC-07 zone southwards in Midleton to include the greenfield floodplain.

**Volume 4 East Cork MD Recommendation 5:** Further consideration of UEAs / Residential Reserve zoning for the East Cork is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

**Volume 4 East Cork MD Recommendation 6:** Consider updating the text in Volume 4 Chapter 3 to recognise the planned role for Midleton train station in RSES as a commuter rail station with enhanced commuter rail service with additional stations and fleet, improved intercity journey times and electrification of fleet.

**Volume 4 East Cork MD Recommendation 7:** Consider extending the YL-GC-20 zone to zone the area of Ballyvergan Marsh pNHA and other wetland habitats as green infrastructure (rather than remaining unzoned as proposed).

**Volume 4 East Cork MD Recommendation 8:** Review suitability of YL-B-04 Youghal zoning as the site is subject to flooding, is located on lands of historic significance associated with the Youghal Brickworks and is located on sensitive lands directly adjacent to an SAC, pNHA and SPA.

**Volume 4 East Cork MD Recommendation 9:** Consider updating the text of Volume 4 Chapter 3 East Cork to recognise Youghal as a boundary town with significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.

**Volume 4 East Cork MD Recommendation 10:** Review tourist related commercial uses on CY-X-01 site in Cloyne having regard to the architectural heritage character of the curtilage of the site.

**Volume 4 Macroom MD Recommendation 1:** Regarding objective MM-GA-04 for Macroom Settlement, consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”

**Volume 4 Macroom MD Recommendation 1:** Regarding objective MM-GA-04 for Macroom Settlement, consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”

**Volume 4 Macroom MD Recommendation 2:** Regarding objective MS-X-02 for Millstreet Settlement, consider an alternative site for a nursing home within the settlement boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.

**Volume 4 Macroom MD Recommendation 3:** Regarding objective B-01 for Coachford Settlement, it is considered that there are available/suitable sites within walking distance of the village centre that could also be considered. Proposed zoning B-01 is a large field located approximately 750m from the village. Review zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.

**Volume 4 Macroom MD Recommendation 4:** Regarding objective DB-02 for Cill na Martra Settlement, in the interests of promoting sustainable travel and given the level of on street car parking available review the requirement for including an onsite car park within the objective.

**Volume 4 Macroom MD Recommendation 5:** Regarding objective DB-01 for Inniscarra Settlement, the intention of the objective is to refer to Inniscarra Dam - the objective should be updated to clarify this.

**Volume 5 Bandon Kinsale MD Recommendation 1:** Regarding objective U-02 for Belgooly, consider expanding the objective to consider a brownfield site in the first instance and to require permeable surface as part of the objective.

**Volume 5 Bandon Kinsale MD Recommendation 1:** Regarding objective U-02 for Belgooly, consider expanding the objective to consider a brownfield site in the first instance and to require permeable surface as part of the objective.

**Volume 5 Bandon Kinsale MD Recommendation 2:** Regarding objective GA-01 for Innishannon, consider expanding the objective to include reference to the pNHA 'Bandon Valley Above Innishannon' and the Annex 1 Estuary Habitats. They form the southern boundary of this zoning objective and the settlement boundary.

**Volume 5 Bandon Kinsale MD Recommendation 3:** Regarding objective X-01 for Innishannon the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.

**Volume 5 Bandon Kinsale MD Recommendation 4:** Regarding objective X-02 for Innishannon, the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.

**Volume 5 Bandon Kinsale MD Recommendation 5:** Regarding Courtmacsherry, consider zoning all parts of the SAC and SPA within the settlement boundary as Open Space / Green infrastructure in line with AA comments.

**Volume 5 Bandon Kinsale MD Recommendation 6:** Regarding objective KS-GA-02, given application reference O8/9368 has expired, consideration should be given to keeping the zoning boundary intact to protect the sensitive receiving environment of the wetland habitats.

**Volume 5 West Cork MD Recommendation 1:** Regarding Objective CK-R-02+ for Clonakilty, review the approach to zoning this site given availability of alternative sites which could deliver compact growth as required by the NPF and RSES.

**Volume 5 West Cork MD Recommendation 2:** Regarding Clonakilty and Objective CK-T-01, consider including reference to the Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.

**Volume 5 West Cork MD Recommendation 3:** Regarding Clonakilty, reconsider the approach to zoning greenfield sites within Clonakilty as EBUA (part of CK-R-01, CK-R-02, CK-R-07, part of CK-R-08 (now assigned reference R-07)).

**Volume 5 West Cork MD Recommendation 4:** Regarding Objective DY-R-02 for Dunmanway, review the approach to zoning this greenfield site as EBUA.

**Volume 5 West Cork MD Recommendation 5:** Regarding Objective CR-GO-01 for Castletownbere, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. Whilst the intent of Objective CR-GO-02 is noted, given

there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan the future population growth targets may need to be given further consideration.

**Volume 5 West Cork MD Recommendation 6:** Regarding Objective CR-GO-02 for Castletownbere, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 7:** Regarding Objective CR-AG-03 Castletownbere, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.

**Volume 5 West Cork MD Recommendation 8:** Regarding Objective SC-AG-01 and 02 for Schull, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.

**Volume 5 West Cork MD Recommendation 9:** Regarding Objective X-01 for Durrus, this site is 11.4ha and would substantially increase the size of the village and would appear to exceed the allocation of 20 new units referred to within DB-01.

**Volume 5 West Cork MD Recommendation 10:** Regarding Objective GC-04 for Glengarriff, consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.

**Volume 5 West Cork MD Recommendation 11:** Regarding Baltimore, in line with AA comments the boundary of this settlement overlaps with the Sheep's Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.

**Volume 5 West Cork MD Recommendation 12:** Regarding Objective C-01 for Rosscarbery, this is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.

**Volume 5 West Cork MD Recommendation 13:** Regarding Rosscarbery, in line with AA comments consider zoning the corridor of the Tinneal stream as open space.

**Volume 5 West Cork MD Recommendation 14:** Regarding Objective D-01 for Union Hall, consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.

**Volume 5 West Cork MD Recommendation 15:** Regarding Objective GDO-04 for Dursey Island, in line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.

**Volume 5 West Cork MD Recommendation 16:** Regarding Ardgroom, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyerries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 17:** Regarding Ballylickey, in line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.

**Volume 5 West Cork MD Recommendation 18:** Regarding Crookhaven, in line with AA comments, the Special Protection Area land within the settlement boundary should be zoned as Open Space, Conservation.

**Volume 5 West Cork MD Recommendation 19:** Regarding Eyerries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyerries. Any increase in abstraction from the lake could adversely impact the SAC. Whilst the intent of Objective CR-GO-02 is noted, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan the future population growth targets may need to be given further consideration.

**Volume 5 West Cork MD Recommendation 20:** Regarding Eyerries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyerries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 21:** Regarding Kilcrohane, in line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.



# Chapter 8

## Monitoring and Next Steps

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## 8.1 Introduction

- 8.1.1 The Strategic Environmental Assessment Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring can also be used to analyse whether the County Development Plan is achieving its environmental protection objectives and targets, whether such objectives need to be re-examined and whether the proposed mitigation measures are being implemented.
- 8.1.2 Chapter 4 of this Environment Report identifies the Strategic Environmental Objectives (SEOs) used in the assessment of the Draft Plan. This chapter builds on the SEOs and identifies a number of targets and indicators that will be used to assess the environmental impact of implementing the plan. The list of indicators will be finalised in the later stages of the iterative SEA process.
- 8.1.3 It is envisaged that the 2-year interim report on the implementation of the plan will include information in relation to the progress on and the results of monitoring the significant environmental impacts of implementing the plan. If any objective is found to be having a significant adverse impact, consideration should be given to varying the plan to address the conflict.
- 8.1.4 In drafting the SEOs, targets and indicators for monitoring the plan, regard has been given to the Environmental Protection Authorities published guidance on SEA Statements and Monitoring (EPA 2020) as well as their Second Review of SEA Effectiveness in Ireland Report which includes monitoring guidance as Appendix 1 of the report. The RTP1's "Measuring What Matters, Planning Outcomes" Toolkit has also informed the drafting of this Chapter. The data gaps identified in the baseline information in Chapter 3 in this Environment Report and feedback from consultation with relevant stakeholders have also informed the monitoring targets, indicators and remedial actions identified in this plan.
- 8.1.5 This chapter also sets out the next steps in the SEA process including how to make a submission on the Draft Plan.

## 8.2 Monitoring

- 8.2.1 Table 8.1 below sets out the SEOs and associated targets, indicators and remedial actions in order to monitor the environmental impacts of the plan.



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
Population and Human Health	<p>To create an environment where society can play their part in achieving a more sustainable and healthier Ireland, including access to active travel especially walking and cycling.</p> <p>Consolidate growth and limit urban sprawl.</p> <p>Promote economic growth to encourage retention of working age population.</p> <p>Support and facilitate health and well-being initiatives in the County.</p>	<ul style="list-style-type: none"> <li>Promote compact growth including a minimum of 30% of new homes within their existing built up footprint.</li> <li>Facilitate attractive environments within our urban settlements, utilise brownfield over greenfield sites and resist where possible urban generated rural housing unless genuine need exists.</li> <li>Increase in the number of green spaces and amenities available to the public.</li> <li>Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 8 "Economy and Employment".</li> <li>No significant deterioration in human health as a result of environmental factors.</li> <li>Increase the number of active travel routes available to the population.</li> </ul>	<ul style="list-style-type: none"> <li>Number of new homes located inside settlement boundaries.</li> <li>Population within settlement boundaries.</li> <li>Proportion of people reporting regular cycling / walking to work/school above 2016 CSO figures</li> <li>Map the 10 min town concept in main towns.</li> <li>Number of buildings listed on 2020 vacant and derelict site registers now in use.</li> <li>Monitor vacancy levels in town centres.</li> <li>Number of new houses/ employment development built within 1km of the Cork Suburban rail line or within 400m of a high quality bus route.</li> <li>Amount of (Km) new cycleways provided.</li> </ul>	<ul style="list-style-type: none"> <li>Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.</li> <li>Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> <li>Review internal systems.</li> <li>Detailed analysis of rural housing permissions granted and trends emerging will be presented at the 2-year review with any necessary remedial actions tailored to address the specific issue(s).</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
		<ul style="list-style-type: none"> <li>Avoid developing land which is not likely to be serviced within the lifetime of the Development Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Quantum of accommodation delivered for the Travelling Community.</li> <li>Quantum of housing delivered for special needs groups such as older people or disabled.</li> <li>Footfall within both the town centre and the retail core/core shopping area.</li> <li>Number of regeneration sites progressed.</li> <li>Number of public realm strategies/town centre health checks carried out over the lifetime of the plan</li> <li>Number and usage of digital working hubs.</li> </ul>	
Biodiversity, Flora & Fauna	To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly ensuring no adverse effects on the	<ul style="list-style-type: none"> <li>No loss of protected habitats and species during the lifetime of the Plan and seek to restore status where possible</li> <li>That biodiversity, ecosystem services and green/blue infrastructure provisions are</li> </ul>	<ul style="list-style-type: none"> <li>The findings from SEA and AA (as relevant) for policies, plans, programmes etc.</li> <li>The status of water quality in the County's water bodies.</li> <li>The number of developments granted planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Where condition of European sites and Margaritifera populations is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
	<p>integrity of any EU designated sites and protected species.</p> <p>Safeguard national, regional and local designated sites, other non-designated sites, and supporting features which function as stepping-stones for migration, dispersal and genetic exchange of wild species.</p>	<p>integrated into all decision making across the Plan and within lower level plans, Council internal guidance documents, planning application considerations, and Council-led projects.</p> <ul style="list-style-type: none"> <li>• Seek to protect Margaritifera Sensitive Areas located within and outside of designated SACs.</li> <li>• Support features which function as stepping stones for migration, dispersal and genetic exchange of wild species.</li> <li>• Identify invasive species in the County and develop appropriate management techniques for their control.</li> <li>• Implement a Green Infrastructure Strategy for the County including the protection of green and blue ecological corridors and linkages.</li> </ul>	<p>within designated sites or within the consultation distance of designated sites where the Habitats Directive Assessment process identified potential for impacts.</p> <ul style="list-style-type: none"> <li>• Number of actions achieved in the Cork County Biodiversity Action Plan.</li> <li>• Review and update the Cork County Biodiversity Action Plan (current plan is 2009-2014).</li> <li>• Number of pollinator plans prepared for individual settlements.</li> </ul>	<p>in consultation with these stakeholders in such a circumstance.</p> <ul style="list-style-type: none"> <li>• Review internal systems.</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
		<ul style="list-style-type: none"> <li>To support the National Biodiversity Action Plan and the All Ireland Pollinator Plan and to implement the actions of the Cork County Biodiversity Action Plan.</li> <li>That natural capital and ecosystem services be accounted and considered at catchment and individual project level.</li> </ul>		
Soil	<p>Protect soils against pollution and prevent degradation of the soil resource.</p> <p>Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County.</p> <p>Safeguard areas of prime agricultural land and designated</p>	<ul style="list-style-type: none"> <li>Minimise the use of greenfield land and ensure 30% of new homes are located within existing built up footprints.</li> <li>Reduce the rate of land use change on greenfield lands arising from urban sprawl and urban generated rural housing.</li> <li>Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste.</li> </ul>	<ul style="list-style-type: none"> <li>% landcover in comparison with 2018 Corine figures.</li> <li>Number of planning applications granted on brownfield and/or infill sites.</li> <li>Volume of construction and demolition waste recycled.</li> <li>Volume of contaminated material generated in comparison with previous years' figures.</li> <li>Number of designated geological sites and their value.</li> </ul>	<ul style="list-style-type: none"> <li>Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.</li> <li>Review internal systems.</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
	geological sites.	<ul style="list-style-type: none"> <li>• Ensure sustainable importation of soil.</li> <li>• Identify and map geological sites.</li> <li>• Identify and map contaminated land.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of planning permissions granted and area of land permitted for excavation and extraction of non-renewable sand, gravel and rock deposits.</li> <li>• Number of planning permissions granted and area of land granted for soil importation.</li> </ul>	
Water	<p>Ensure that water bodies are protected, maintained and improved in line with the requirements of the Water Framework Directive and the Marine Strategy Framework Directive.</p> <p>Ensure that growth is managed to protect water quantity and quality and is located to</p>	<ul style="list-style-type: none"> <li>• All waters within the plan area to achieve the requirements of the Water Framework Directive and the relevant River Basin Management Plan by 2027.</li> <li>• Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater).</li> <li>• Not to permit development where it would result in a WWTP exceeding the terms of its discharge license.</li> </ul>	<ul style="list-style-type: none"> <li>• The status of water quality in the County's water bodies and the proportion of good and high status water bodies above 2020 baseline.</li> <li>• Number of households served by urban wastewater treatment plants/ septic tanks/ individual WWTP or other systems.</li> <li>• Number of existing septic tanks inspected, and remediation works undertaken located within designated WFD Priority Areas for Action</li> </ul>	<ul style="list-style-type: none"> <li>• Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Irish Water to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.</li> <li>• Where marine water bodies are failing to meet good ecological status, this will be interrogated with the Marine Institute and the DHLGH to establish if the pressures are related to RSES</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
	avoid areas at risk of flooding or erosion.	<ul style="list-style-type: none"> <li>Promote population growth in areas served by urban wastewater treatment plants and public water supplies in accordance with the National Planning Framework.</li> <li>Prioritise the inspection of individual septic tanks located within designated WFD Priority Areas for Action and Blue Dot/high status catchments. Support septic tank inspections in accordance with the Domestic Wastewater Treatment Systems National Inspection Plan.</li> <li>Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into all development proposals.</li> </ul>	<p>and/or Blue Dot/high status catchments.</p> <ul style="list-style-type: none"> <li>Number of households served by public water supplies.</li> <li>Number of plants exceeding the Emission Limit Values (ELVs) for Wastewater Treatment Discharge licence set by the EPA.</li> <li>The number of planning permissions granted in areas at risk of flooding.</li> </ul>	<p>activities. A tailored response will be developed in consultation with the Marine Institute and DHLGH in such a circumstance.</p> <ul style="list-style-type: none"> <li>Where planning applications are rejected due to insufficient capacity in the Wastewater treatment Plant (WWTP) or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Irish Water to achieve the necessary capacity.</li> </ul>
Air and Climate	Contribute towards the reduction of greenhouse gas emissions in line with relevant targets.	<ul style="list-style-type: none"> <li>Provide for increased use of public transport.</li> </ul>	<ul style="list-style-type: none"> <li>% compliance with EPA emission limits for sulphur dioxide, nitrogen oxides, volatile organic compounds,</li> </ul>	<ul style="list-style-type: none"> <li>Where targets are not achieved, the Council will liaise with the Regional Assembly, the EPA and the Climate</li> </ul>





**Table 8.1 Strategic Environmental Assessment Monitoring Table**

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
	<p>Meet relevant air and noise standards and support initiatives to reduce air and noise pollution.</p> <p>Integrate climate resilience and sustainable design solutions into existing and proposed development in the County.</p>	<ul style="list-style-type: none"> <li>• Increase number of cycle lanes and pedestrian routes in the plan area.</li> <li>• Reduction of private vehicle usage compared to 2016 Census levels.</li> <li>• An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means.</li> <li>• Implement Cork County Council’s Noise Action Plans.</li> <li>• Achieve transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050.</li> <li>• Contribute towards EU GHG emission targets and aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity</li> </ul>	<p>ammonia and fine particulate matter.</p> <ul style="list-style-type: none"> <li>• % decrease in the number of journeys made by private fossil fuel-based car compared to 2016 figures.</li> <li>• % increase in the number of people reporting regular cycling / walking to school and work above 2016 CSO figures.</li> <li>• Number of applications granted permission for development in areas at risk of flooding.</li> <li>• Number of electric vehicle charging points installed in the County.</li> <li>• Number of Electric Vehicles registered in the county.</li> <li>• Number of new rural bus services or routes.</li> <li>• Number of buildings with a BER rating of B or more as</li> </ul>	<p>Action Regional Office to establish reasons and develop solutions.</p> <ul style="list-style-type: none"> <li>• Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
		<p>generation, built environment and transport sectors.</p> <ul style="list-style-type: none"> <li>To promote reduced energy consumption and support the uptake of renewable retrofitting of buildings (including heating systems).</li> <li>Increase the number of air monitoring stations in the County.</li> </ul>	<p>a % of overall building stock.</p> <ul style="list-style-type: none"> <li>Number of new air monitoring stations in the County.</li> <li>Establishment of a decarbonising zone.</li> </ul>	
Cultural Heritage	Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage and their setting (including places, features, buildings, landscapes and Gaeltachtaí) in County Cork.	<ul style="list-style-type: none"> <li>No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features.</li> <li>To increase the number of uninhabited and derelict structures that are restored.</li> <li>Implement the Cork County Heritage Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Loss of or adverse impact on monuments on the Record of Monuments (RMP).</li> <li>Loss of or adverse impact on protected structures included on the RPS.</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems.</li> </ul>
Landscape	To implement the Plan's framework for identification,	<ul style="list-style-type: none"> <li>Ensure no significant disruption of significant natural or historic/cultural landscapes</li> </ul>	<ul style="list-style-type: none"> <li>Number of planning permissions granted in areas of high value landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems.</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
	assessment, protection, management and planning of landscapes having regard to the European Landscape Convention.	and features through objectives of the County Development Plan.	<ul style="list-style-type: none"> <li>Number of permissions granted within 500m of a scenic route.</li> <li>Number of houses/permissions on approach roads into towns and villages or within a certain radius of same.</li> </ul>	
Material Assets	Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.	<ul style="list-style-type: none"> <li>Promote the retention and reuse of existing building stock as a first preference.</li> <li>Reduce waste sent to landfill and increase waste sent for recycling and energy generation.</li> <li>Improvements to existing water and wastewater infrastructure.</li> <li>An increase in provision of public transport, cycle lanes and pedestrian routes.</li> <li>Implement the roll out of the National Broadband Plan in County Cork.</li> </ul>	<ul style="list-style-type: none"> <li>Number of buildings listed on 2020 vacant and derelict site registers activated.</li> <li>% of waste going to landfill and recycling when compared with 2020 figures.</li> <li>% of waste used for energy production when compared with 2020 figures.</li> <li>Number of critical infrastructural projects identified in the CDP completed.</li> <li>Amount of (Km) new greenways, cycleways and footpaths provided.</li> </ul>	<ul style="list-style-type: none"> <li>Where planning applications are rejected due to insufficient capacity in the Wastewater treatment Plant (WWTP) or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Irish Water to achieve the necessary capacity.</li> <li>Where targets or projects are not achieved, the Council will liaise with the Regional Assembly, the EPA, the Land Development Agency, the Climate Action Regional Office and other relevant internal and external</li> </ul>



Table 8.1 Strategic Environmental Assessment Monitoring Table				
Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
			<ul style="list-style-type: none"> <li>• km of long distant walks available in the County.</li> <li>• Progress of bus shelter upgrade programme.</li> <li>• Number of households serviced under the National Broadband plan.</li> <li>• % of households with the minimum broadband speed of 30Mbps and % of households with the target broadband speed of 100Mbps.</li> <li>• Amount of funding achieved towards Green and Blue Infrastructure projects.</li> </ul>	<p>stakeholders as appropriate to establish reasons and develop solutions.</p> <ul style="list-style-type: none"> <li>• Review internal systems.</li> </ul>



## 8.3 Next Steps

8.3.1 This Environment Report forms a key element of the SEA. However, the preparation of the Environment Report does not bring the SEA process to an end. The SEA process should continue from the time the environmental report is completed through to the time Cork County Council monitors the implementation of the County Development Plan and will act as an important reference point for the continuing SEA of all policies, plans, strategies and programmes carried out by the Council. An overview of the SEA process is provided in Table 8.2 below.

Overview of the SEA Process
A - Preparing the Environmental Report
B - Consulting on the Environmental Report & Draft Plan
C - Response of Consultation Authorities & the Public
D - Taking Account of Consultation Opinion
E - Adopting plan
F - Providing Information
G - Monitoring plan

**Table 8.2: General Overview of the Process**

8.3.2 This Environment Report has been produced to comply with the requirements of the Guidance for Regional Authorities and Planning Authorities on the Implementation of the SEA Directive. The baseline analysis outlined the current state of the environment and was prepared using the most up to date information from a wide variety of state agencies. The evaluation of the plan as set out in Chapter 6 and Chapter 7, identifies a number of concerns with objectives and zoning as they are presented in the Draft Plan and has suggested a number of changes that should be incorporated at the amendments stage of the plan preparation process.

8.3.3 Consultation is an important element of the SEA process. The Environmental Report forms part of the consultation exercise for the Draft Plan. Consultation will continue with a range of statutory bodies, including the EPA, the National Parks and Wildlife Service, the public etc. As well as having an opportunity to comment on the Draft Plan, these bodies will have an opportunity to comment on the content of the environmental report and the overall SEA process.



8.3.4 It is recognised that the opinion expressed through the public consultation exercise can be very useful in improving the quality of the plan being prepared. In order to track these changes, the consultation exercise will aim to include documentation of all the comments and the changes made.

8.3.5 The overriding aim of the SEA process is to improve the quality of the Draft Plan and to ensure that it protects the environment. It is important that the relevant findings in the Environmental Report and any outcomes from the consultation process are incorporated into the plan before its adoption.

8.3.6 Once the Draft Plan is adopted a number of post-adoption steps are required to conclude the SEA process. The essence of this stage is to provide information regarding the difference the SEA process has made to the plan. This will involve the publication of an Environmental Statement which will specify:

- How environmental considerations have been integrated into the plan;
- How the environmental report has been taken into account;
- How opinions expressed during various consultations have been taken into account;
- The reasons for choosing the plan as adopted in the light of other reasonable alternatives; and
- Measures to monitor significant environmental effects.

8.3.7 Once the plan is adopted and the necessary information is provided, the Council will seek to monitor the significant environmental effects identified through the SEA process. The detail of the monitoring process will be included in the environmental statement. The framework for monitoring used in the environmental report /statement will be used to identify unforeseen adverse effects at an early stage so that, if necessary, the appropriate remedial action can be undertaken.

### How to Make a Submission

8.3.1 You can become involved by making a submission or observation on any aspect of the Draft Plan, Environmental Report or Natura Impact Report.

8.3.2 Submissions can be made from the 22<sup>nd</sup> of April 2021 to midnight on 1<sup>st</sup> of July 2021. Submissions can be lodged with the Council in a number of ways as detailed in the next paragraph.

Please make your submission by one medium only either electronic or hard copy.

1. By making an on-line submission, just log onto our website [www.corkcoco.ie](http://www.corkcoco.ie) and follow the instructions provided; or



2. By making a written submission and addressing it to:

Senior Planner  
Planning Policy Unit  
Floor 13  
County Hall  
Cork

The deadline for receipt of all submissions is midnight on 1st of July 2021. For legal reasons we cannot accept submissions for this stage outside these dates and times. Cork County Council cannot accept email submissions. It is important that you include your name and address when you send us your views.



# Chapter 9

## Non Technical Summary

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## 9.1 Introduction

- 9.1.1 The Environmental Report (ER) has been prepared as part of the Strategic Environmental Assessment (SEA) of the Draft Cork County Development Plan 2022-2028 (Draft (Plan) in accordance with national and EU legislation. The Report sets out how the SEA has been undertaken and presents the findings of the assessment of the policies and objectives coupled with an assessment of the settlements identified in the Draft Development Plan together with its reasonable alternatives.
- 9.1.2 SEA is a systematic process of predicting and evaluating at the earliest possible stage the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest stage of decision-making on a par with economic and social considerations.
- 9.1.3 Figure 9.1 gives an overview of the integrated Plan preparation, SEA, Habitats Directive Assessment (HDA) and Strategic Flood Risk Assessment (SFRA) processes. The preparation of the SEA, HDA and SFRA are taking place concurrently and the findings are used to inform the Draft Plan.
- 9.1.4 The current stage of the SEA process involves the preparation of the ER for the Draft Plan. It is the key consultation document in the SEA process and facilitates interested parties to comment on the environmental issues associated within the Draft Plan.

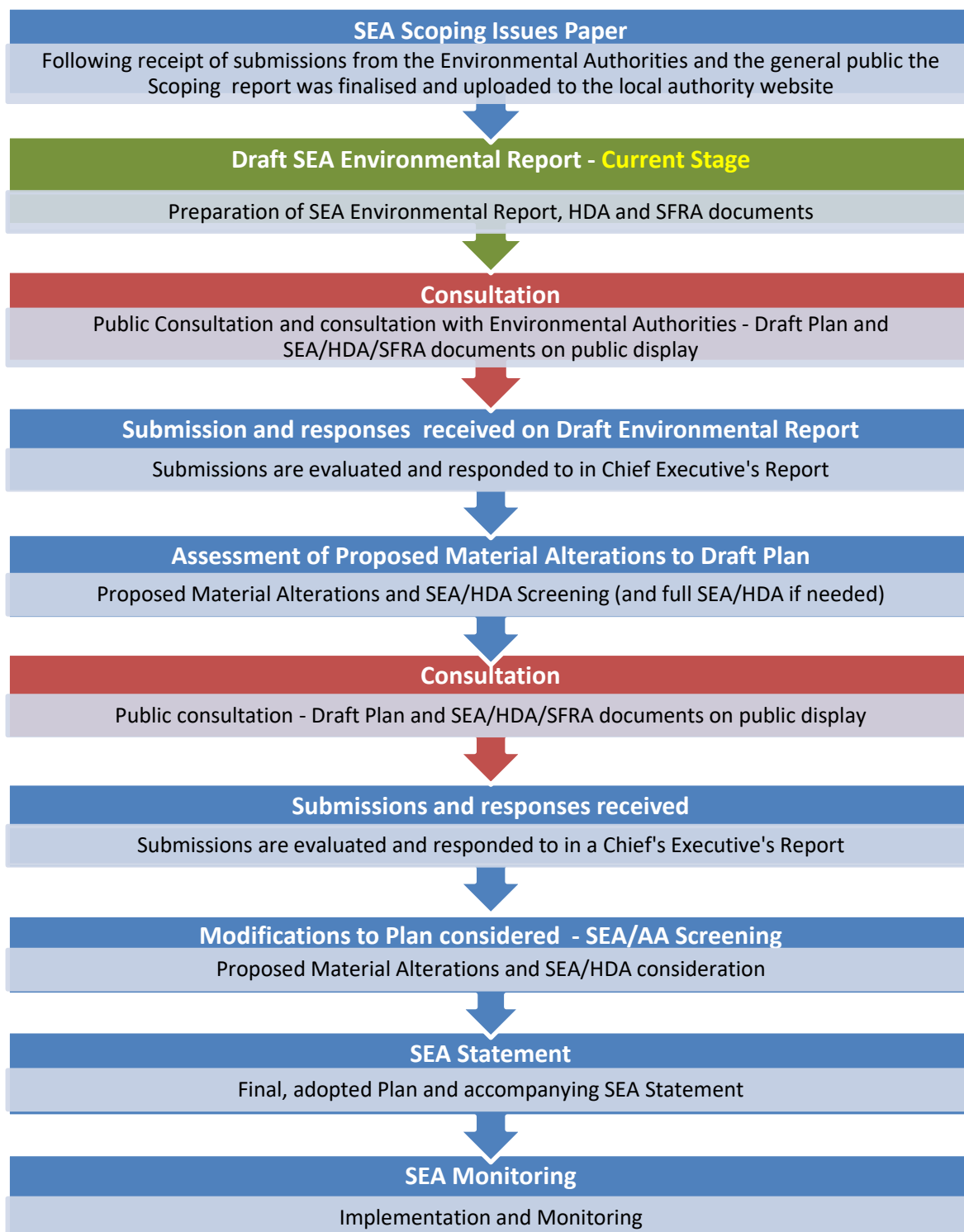


Figure 9.1: Integrated Plan, SEA, HDA and SFRA processes

9.1.5 The following information has been gathered as part of the ER:

- Environmental baseline data.

- Strategic Environmental Objectives;
- Development Plan Objectives and zoning assessment;
- Consultation responses from the EPA and other Environmental Authorities;
- Submissions and observations received.
- Assessment of Alternatives;
- Mitigation measures;
- Monitoring measures.

9.1.6 This will be subsequently updated to take account of any submissions received from the environmental authorities and the public.

9.1.7 The SEA process has been undertaken alongside the preparation of the Draft Development Plan and has brought about various changes to the emerging Draft Development Plan through an iterative process.

## **9.2 Context of the Plan - SEA Methodology and Relationship with other relevant plans**

9.2.1 In accordance with the Planning and Development Act, 2000 as amended, a planning authority is legally obliged to prepare a Development Plan for its functional area every six years and, not later than four years after the preparation of this plan, a planning authority must give notice of its intention to review that plan and prepare a new plan.

9.2.2 The Development Plan is part of a systematic hierarchy of land use plans and spatial plans which fall under the National Planning Framework (NPF) – Project 2040 and the Regional Spatial and Economic Strategy (RSES) for the Southern Region. These plans contain higher level policy and objectives which will in turn steer the development of Cork County at a lower level and it will be necessary to show evidence of adherence to these plans as part of the Draft Plan.

9.2.3 The Development Plan provides a blueprint for the development of the County and sets out principles on which the development strategy for the county is based. The Core Strategy identifies a target growth in population of 60,914 and sets out the target distribution of this population growth. The plan includes specific chapters dealing with Settlements and Placemaking, Housing, Rural Cork, Social and Community Infrastructure, Marine Coastal and Islands, Economic Development, Town Centres and Retail, Tourism, Water Management, Transport and Mobility, Energy and Communications, Green Infrastructure and Recreation, Biodiversity and Environment, Built and Cultural Heritage, Climate Action, Zoning and Land Use and Implementation and Delivery.

### **Background to the Draft Cork County Development Plan**

9.2.4 The Draft Plan differs from the previous Development Plan in that it incorporates lands previously within the remit of and governed by nine different Town Councils. On adoption, the Draft Plan will now govern the overall development of the County.

9.2.5 The Settlement Hierarchy and Strategy for the County have been devised in accordance with the NPF and the population allocations outlined in more detail in the RSES. It also has had regard to availability of services, transport and infrastructure as well as the SEA and AA processes.

9.2.6 The range of locations in County Cork vary from the larger Key Towns of Mallow and Clonakilty as designated under the NPF to the other significant towns, villages and other settlements.

### **Relationship with other plans and programmes**

9.2.7 The County Development Plan is part of a hierarchy of local, regional and national plans. While it should be consistent with higher-level plans such as those of a regional or national nature, it must also guide or direct plans and programmes at a lower level hierarchically.

### **Environmental Report - Content**

9.2.8 The ER incorporates the following key elements:

## Baseline Data

9.2.9 The baseline data assists in assessing the current state of the environment, facilitating the identification, evaluation, and subsequent monitoring of the effects of the Plan.

## Environmental Sensitivity Mapping

9.2.10 Cork County Council is piloting the use of Environmental Sensitivity Mapping at County Development Plan Level. The ESM web-tool developed by the EPA, University College Dublin (UCD), Ordnance Survey Ireland (OSI) and the All Ireland Research Observatory (AIRO) of Maynooth University has been developed as a decision support tool for environmental assessment processes in Ireland including SEA. Where relevant datasets were made available maps have been generated to illustrate the associated sensitivities.

9.2.11 Figure 9.2 shows an example of a 'countywide environmental sensitivity scenario' where all relevant environmental datasets from each of the SEA environmental topics have been overlaid and areas of varying environmental sensitivity are shown.

### Cork County Council SEA Baseline - County Environmental Sensitivity Scenario

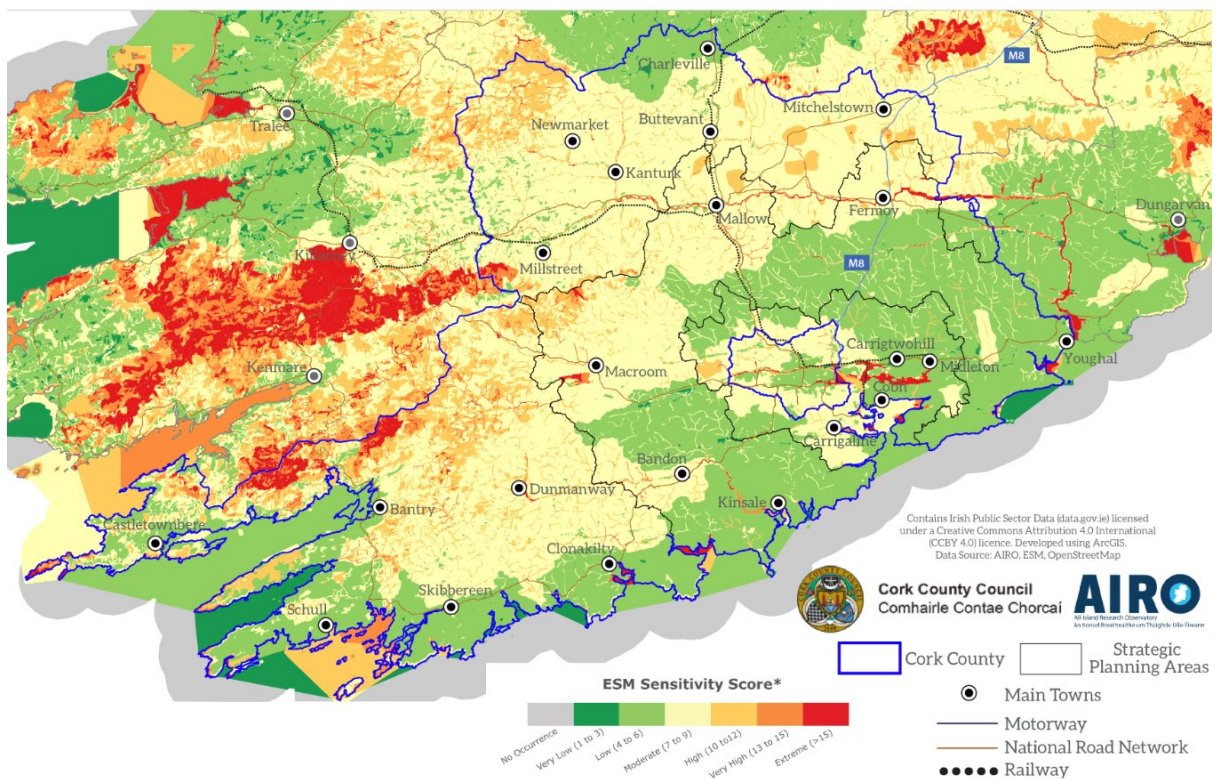


Figure 9.2: Cork County Council SEA Baseline - County Environmental Sensitivity Scenario

9.2.12 A checklist was developed to streamline and co-ordinate Development Plan Site Assessment and SEA. This comprises a pro-forma assessment tool which requires sites to be assessed against key criteria. For each SEA topic a pre-mitigation score was given, and the scoring used was as follows to identify environmental effects from the site.

+	O	?	-
Positive	Neutral	Uncertain	Negative

9.2.13 Where adverse effects were identified, any obvious mitigation measures that might reduce these adverse effects were then considered.

### Strategic Environmental Objectives

9.2.14 The principal component of the SEA involves a broad environmental assessment of the objectives (including zoning objectives) of the Draft Plan. Strategic Environmental Objectives (SEOs) are outlined in Chapter Four and the policies/objectives and zonings of the Draft Plan are then assessed against the SEOs in Chapter Six and Chapter Seven.

### Consultation - Planning Authority Team

9.2.15 A multi-disciplinary team was established to prepare the Draft Plan, SEA, SFRA and NIR and to examine the significant environmental impacts which may result from the implementation of the Draft Plan. Extensive consultation took place with relevant stakeholders in relation to environmental issues. Submissions were also received and taken on board.

### Habitat Directive Assessment

9.2.16 A Habitat Directive Assessment to meet with the requirements of Article 6(3) of the Habitats Directive is being carried out in parallel with the SEA process. This relates to the nature conservation management of Natura 2000 sites and their habitats and species in particular. The findings of the HDA has been used to guide the development of the alternatives to be considered as part of the Draft Plan and SEA.

### Strategic Flood Risk Assessment

9.2.17 To meet the needs of the SEA process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk

Management' (2009), Cork County Council carried out an SFRA of the Draft Plan. This provided an assessment of flood risk within the County and informed land-use planning decisions for this and other plans.

## 9.3 Environmental Baseline

9.3.1 Figure 9.2 shows an example of a 'countywide environmental sensitivity scenario' where all relevant environmental datasets from each of the SEA environmental topics have been overlaid and areas of varying environmental sensitivity are shown.

9.3.2 One of the main elements of the Environment Report is to outline the environmental context within which the Cork County Development Plan will operate through the identification of key environmental baseline data. The principle environmental issues considered in the baseline and summarised below are;

### Population and Human Health

#### Population

9.3.3 The current population of Cork County is 332,015 which excludes Cork City and any areas that were transferred to the City Council. The 2016 Census population data for Cork (City and County) suggests that there is evidence of a continuation of strong growth with an increase of population from 399,802 to 417,211 (17,409) or a 4.3% increase from the 2011 Census.

9.3.4 63% of the population of the County live in rural areas (including village settlements) and 37% live in urban areas. The CSO data indicates that the main population growth has occurred in the rural area of the Greater Cork Ring in a dispersed manner, predominately made up of one-off housing, such that the population targets and the redirection of growth to the main towns and settlements set out in the 2014 Core Strategy have not been achieved.

9.3.5 It is anticipated that the percentage of older people relative to the working age population in the County will continue to grow during the lifetime of the Plan. The number of older people in County Cork over 65 is expected to increase from 45,800 (2016) to 72,822 (2031) and 93,212 (2041). Geographically, the highest proportion of 65+ age cohort is mainly concentrated in the West and North Strategic Planning Areas.

9.3.6 Overall deprivation is not severe in the County. The 2016 Deprivation Index of Ireland Map identifies only one electoral division as ‘disadvantaged’ in the County with the majority of the County either marginally above or below average.

#### Population growth targets

9.3.7 The National Planning Framework Project Ireland 2040 makes provision for the population of Cork City and County to grow to about 770,000 by 2040. The Regional Spatial and Economic Strategy including the MASP also includes population targets to 2026 and 2031. The population of the Cork County area predicted to grow by nearly 105,000 people to about 437,000 people. A summary of the growth planned for Cork to 2040 is provided in Table 9.3.

9.3.8 The allocation of future growth for County Metropolitan Cork as set out in the NPF and the RSES is 49,000 additional people to 2040 – which is about 47% of the total growth allocated to Cork County. The remainder of this growth – 55,000 people will be divided up between the Greater Cork Ring Strategic Planning Area, the West Strategic Planning Area and the North Strategic Planning Area.

	Population based on Census 2016*	Population Target 2026	Population Target 2031	Population Target 2040	2016- 2040 Population Increase
County Metropolitan	94,553	114,553	124,553	144,026	49,473
Remainder of County	237,462	262,463	273,462	292,462	55,000
<b>Total County</b>	<b>332,015</b>	<b>377,016</b>	<b>398,015</b>	<b>436,488</b>	<b>104,473</b>
Cork City	210,853	261,853	286,178	333,000	122,147
<b>Total Cork City &amp; County</b>	<b>542,868</b>	<b>638,868</b>	<b>684,193</b>	<b>769,488</b>	<b>226,620</b>

**Source: [www.southernassembly.ie](http://www.southernassembly.ie) and CCC breakdown of County Metro Population in 2016**

**Table 9.3 - Summary of Population Growth planned for Cork to 2040**

#### Human Health



- 9.3.9 The Coronavirus (COVID-19) pandemic of 2020 has increased public awareness that human health and the state of the environment are intrinsically linked. Human health has the potential to be impacted upon by environmental vectors i.e. environmental components such as air, water or soil through which contaminants or pollutants that cause harm can come into contact with human beings.
- 9.3.10 An EPA Radon Map of the country has been produced which shows that North Cork (around Mallow and Mitchelstown) and south Cork (around Glanmire, Cobh and Kinsale) are at risk from high levels of radon.
- 9.3.11 County Cork has a high concentration of Seveso sites with an increase of 5 sites since the 2014 Development Plan. There are now 25 Seveso sites in the County -13 "Higher Tier" sites and 12 "Lower Tier" sites. They are located at various locations such as Ringsakiddy, Little Island, Whitegate, and Cobh.

### Challenges

- 9.3.12 The CSO data relating to population growth has shown that the existing policies have not delivered population growth into designated settlements. There continues to be high demand for and construction of one off rural housing in Cork County and a further weakening of the settlement structure of the county. The majority of new houses have been constructed outside of settlement boundaries and has resulted in an unsustainable pattern of development for both urban and rural areas.
- 9.3.13 To compound the problem, many smaller settlements lack water services infrastructure capacity and new growth in these rural areas continues to be reliant on individual treatment systems which is not sustainable.
- 9.3.14 The COVID 19 pandemic highlighted existing problems in Cork County including the dispersed nature of the population, Cork's significant car dependence and the concentration of jobs within the metropolitan area. Car mode share for commuting to work in Cork County is significantly higher than the state average (between 78-82% in Cork County and 66% within the State). The provision of viable public transport services within the existing pattern of population growth and distribution is a key challenge.
- 9.3.15 In the absence of the Development Plan for County Cork, development would proceed in a more unplanned manner which would have an indirect negative effect on population and human health as a result of negative effects on other environmental elements such as air, water quality and biodiversity and an overall lower quality of life for inhabitants of the county.

## Biodiversity - Flora and Fauna

There are various categories of protected sites/areas in addition to undesignated wildlife corridors and ecological networks in County Cork. National and international designations within Cork include 8 Natural Heritage Areas (NHAs), 30 Special Areas of Conservation (SAC), 18 Special Protection Areas (SPA) and 5 Ramsar Sites. Additional species and habitats are also protected under the Wildlife Acts, the Flora Protection Order, etc. Figure 9.4 below shows designated sites in County Cork and surrounding areas.

Cork County Council SEA Baseline - Designated Sites (SAC, SPA, NHA and pNHA)

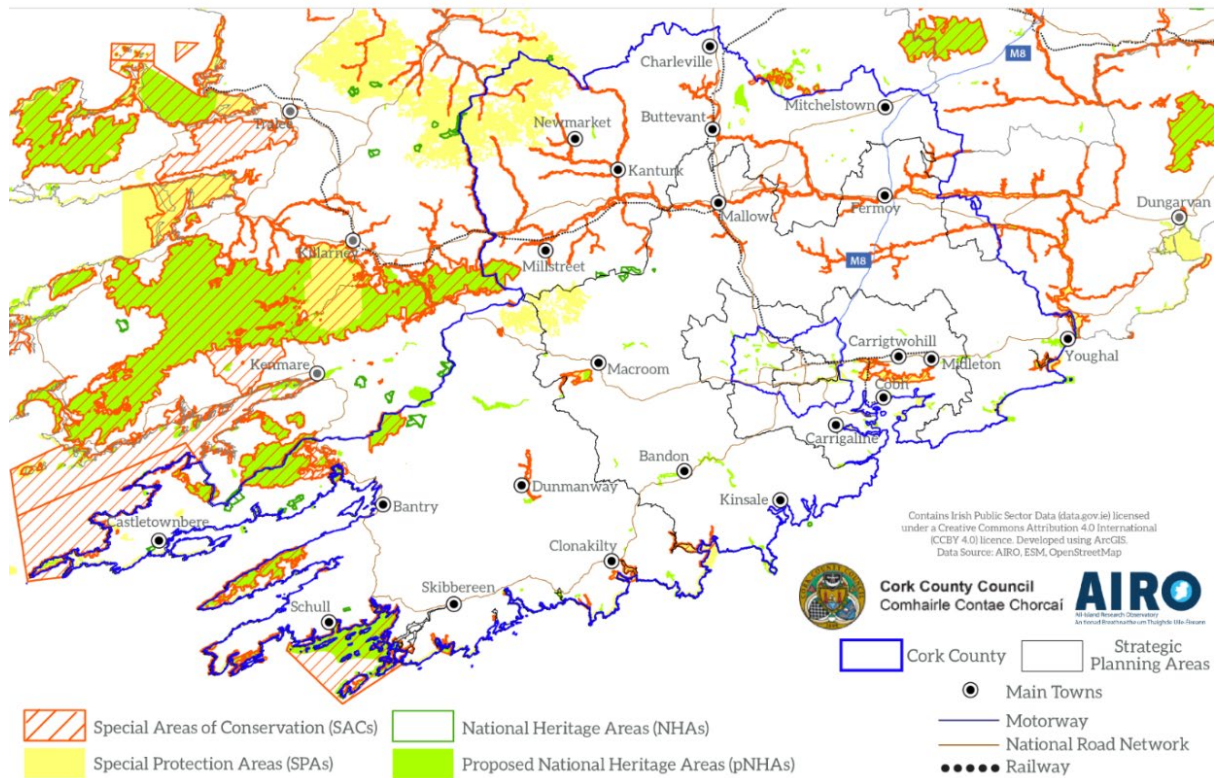
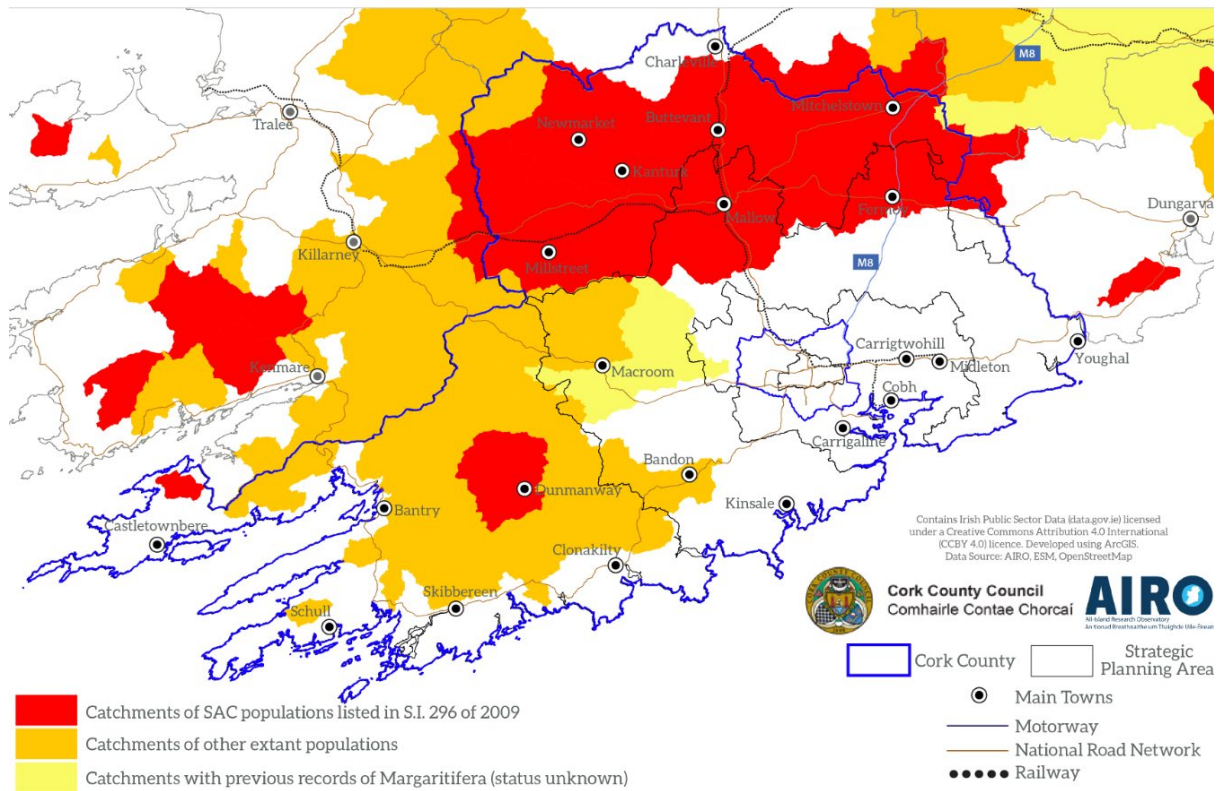


Figure 9.4 - Designated sites in County Cork and surrounding areas Data source - ESM and NPWS

9.3.16 In addition to land based biodiversity, Cork possesses a variety of aquatic ecosystems that significantly contribute to the county's biodiversity richness. There are a number of protected aquatic habitats including 4 designated Salmonid Waters, 14 designated shellfish waters and a number of Fresh Water Pearl Mussel catchments. Figure 9.5 shows the freshwater pearl mussel catchments in the County.

## Cork County Council SEA Baseline - Freshwater Pearl Mussel Catchment



**Figure 9.4 - Freshwater Pearl Mussel Catchments in Cork County Data source - ESM and NPWS**

9.3.17 At national and regional level, the importance of protecting and sustainably managing our biodiversity and natural environment has become integrated and mainstreamed into National and Regional Planning Policy including the National Development Plan 2018-2027, the National Planning Framework 2040, the National Climate Action Plan and the Regional Spatial and Economic Strategy for the Southern Region. This higher-level policy context informs Development Plans, Local Area Plans and other plans and strategies at local level.

### Challenges

9.3.18 The management of biodiversity in Ireland is failing significantly and warrants immediate and extensive action. The 2019 report to the European Commission on the health of Natura 2000 sites in Ireland showed that 46% of habitats are demonstrating ongoing declining trends. The EPA's report 'The State of the Environment' in 2020 has called for "transformational change" and advised that we need to act quickly to protect what we have.

9.3.19 One of the main challenges in preparing the baseline assessment is the general lack of information on areas of local biodiversity value and ecological corridors in the County. Cork County Council has undertaken field research and mapped the habitats located within settlements in the County, many of which are to be protected through green infrastructure zonings and objectives in the Draft Plan. Biodiversity outside of settlements remains largely unrecorded. There are significant gaps regarding natural capital and environmental accounting in County Cork. This information is necessary to inform future planning policy and environmental assessments.

9.3.20 The Development Plan promotes the sustainable development of the County and the protection of biodiversity and green infrastructure. While major sites and species will still be protected under other legislation in the absence of a Development Plan, the plan allows for a more strategic and co-ordinated approach to development and helps protect local ecological networks and species which are an integral part of the sustainable building blocks for the county.

## Soils and Geology

9.3.21 The most dominant soil types in County Cork are Brown Podzolics and Grey Brown Podzolics which are medium to heavy texture with a great depth of profile. These soils are located in the southern and eastern parts of the county. The general consensus is that soil quality is good. The long growing season and temperate climate with plenty rainfall is good for the soil. In addition the lack of heavy industry means that soils have not suffered significant amounts of contamination. The large percentage of permanent pasture lands also protected soil from serious degradation. (EPA 2012).

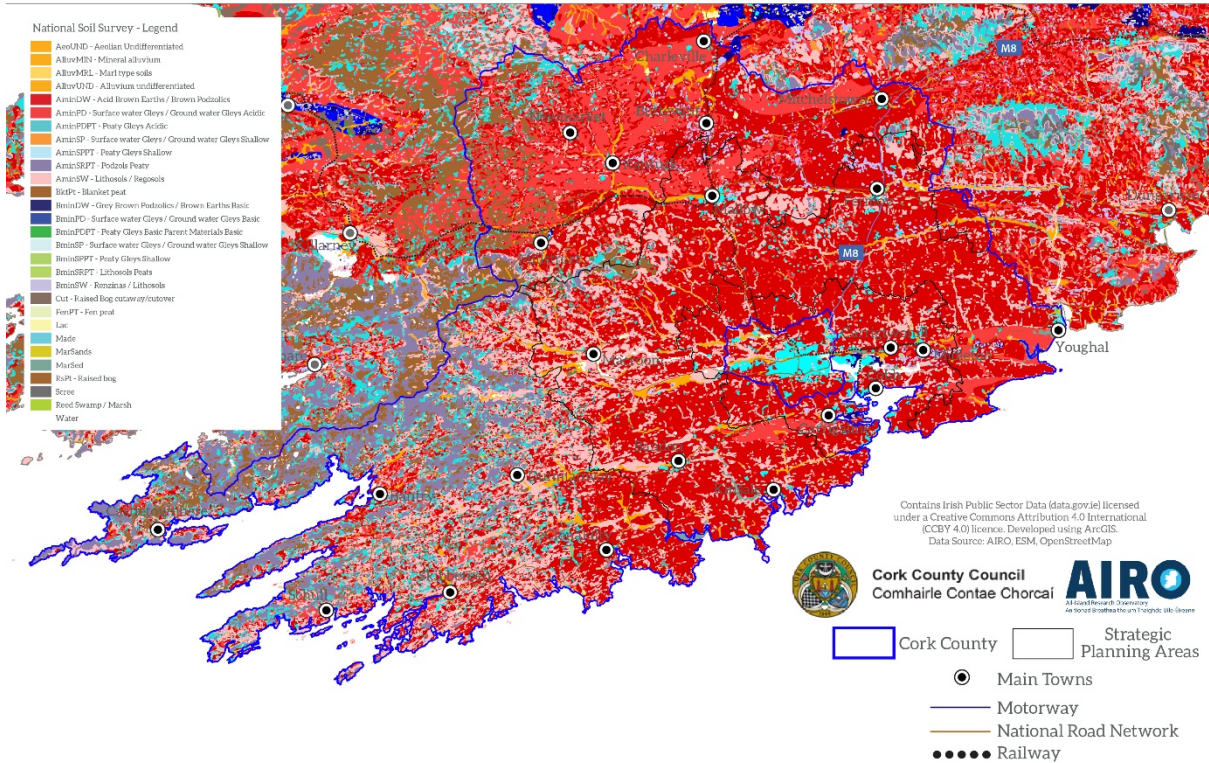
9.3.22 There are 102 sites of geological interest in County Cork which are afforded protection under the Draft Plan. Some of these sites are also designated as Natural Heritage Areas under national legislation. The Geological Survey Ireland (GSI) has an objective to identify and select sites of geological interest within each county across the country. The audit of Geological Sites in County Cork has still to be completed.

9.3.23 There are some potential threats to soil quality. Increasing demands for food and fuel from a growing population along with pressures for more land for new housing and infrastructure and most significantly climate change can all pose a threat to the quantity and quality of soil available. Poorly maintained septic tanks are



also likely to have an impact on local soil pollution. Soil can also be polluted and contaminated by agriculture and industrial activities. Managing the impact of construction and development on soils' essential functions, like absorbing rainwater, is also vital. Figure 9.5 shows the soil cover characteristics of the County.

### Cork County Council SEA Baseline - Soils (National Soil Survey)



**Figure 9.5: Soil Cover in County Cork. Source National Soil Survey and ESM**

## Water

9.3.24 Water is a fundamental building block of life and therefore the quality of the water resources in the County is of vital significance to human health and well-being, biodiversity and the economy. Cork County Council has responsibility for the protection of all waters in the County. The Council also has an important role to play in the protection, maintenance and improvement of water quality through the planning and management of future development.

9.3.25 The Water Framework Directive (WFD) requires the status of water bodies to be classified as high, good, moderate, poor or bad. For the purpose of assessment, reporting and management, water resources in County

Cork are divided into surface water (rivers, lakes, estuarine and coastal waters out to 1 nautical mile), groundwater (aquifers, bore wells etc.) and water services (wastewater, drinking water and stormwater).

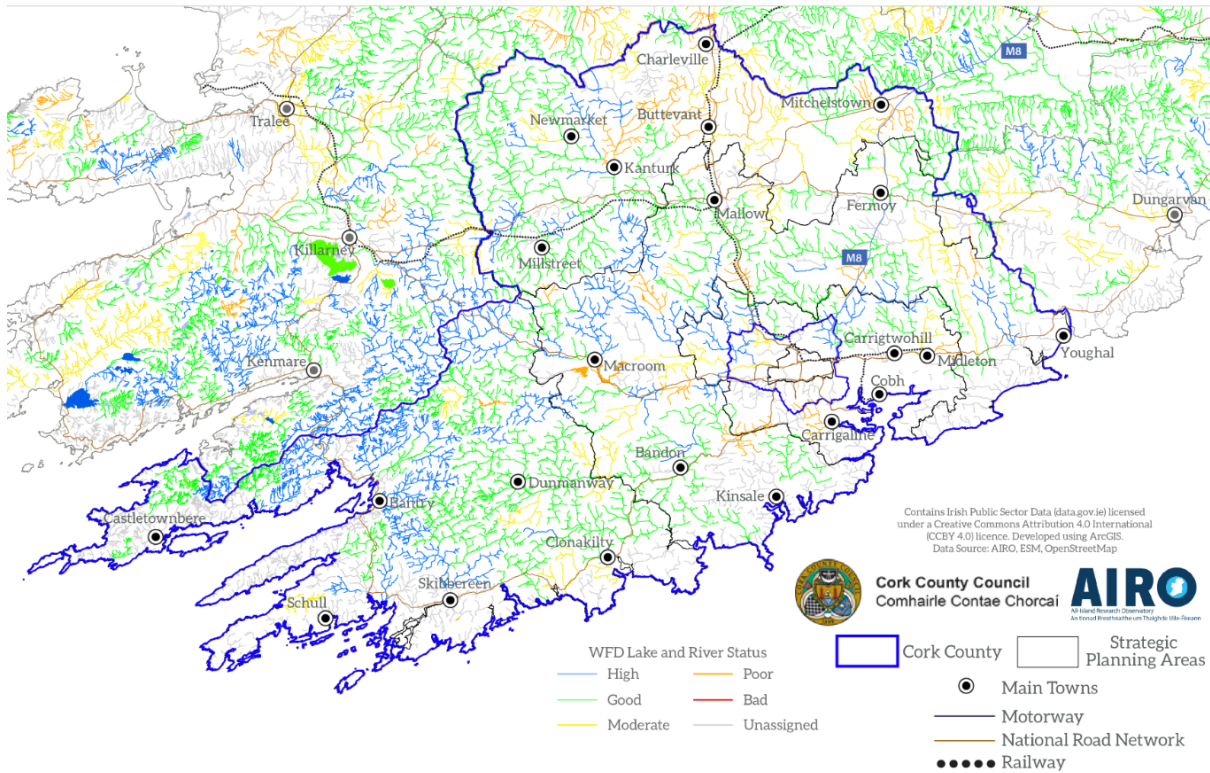
### Surface Waters

9.3.26 Surface Water includes rivers, lakes, estuarine waters and coastal waters. County Cork has the greatest number of rivers of any county in Ireland including the Argideen, Bandon, Blackwater, Bride, Glashaboy, Ilen and the Lee.

9.3.27 The most recent data on the existing water quality in County Cork for the period 2013-2018 (published in 2019) indicates that the majority of Corks river and coastal water bodies have achieved good or high status. There are 251 rivers in the County of which 45 or 18% were determined to be in the "High" status category, 152 or 60% were in the "Good" category, 39 or 16% were in the "Moderate" category and 15 or 6% were in the "Poor" category. Most rivers in the "Poor" category were located in the catchments of the Blackwater, Lee and Bandon Rivers. The presence of the Freshwater Pearl Mussel in the Blackwater, Bandon and Owenagappul Rivers imposes a higher river water quality standard which the rivers do not currently meet.

9.3.28 Of particular concern is that the percentage of 'high' status water bodies in County Cork has decreased by 6% to the lowest level on record since 2007. In addition, Cork County continues to have water bodies below 'good' ecological status. Figure 9.6 below shows current data in relation to the WFD Lake and River ecological status for the various water bodies throughout Cork County.

## Cork County Council SEA Baseline - WFD Lake and River Status



**Figure 9.6 - Current WFD Lake and River Ecological Status. Source - EPA**

### At Risk Waterbodies

9.3.29 Water bodies deemed ‘at risk’ by the EPA are water bodies which are at risk of deteriorating or not achieving ‘Good’ ecological status i.e. not meeting the objectives of the WFD. Figure 9.7 below shows the water bodies deemed to be ‘At Risk’ in the County. The catchments of the Blackwater, Lee and Bandon rivers show a high proportion of “at risk” water bodies



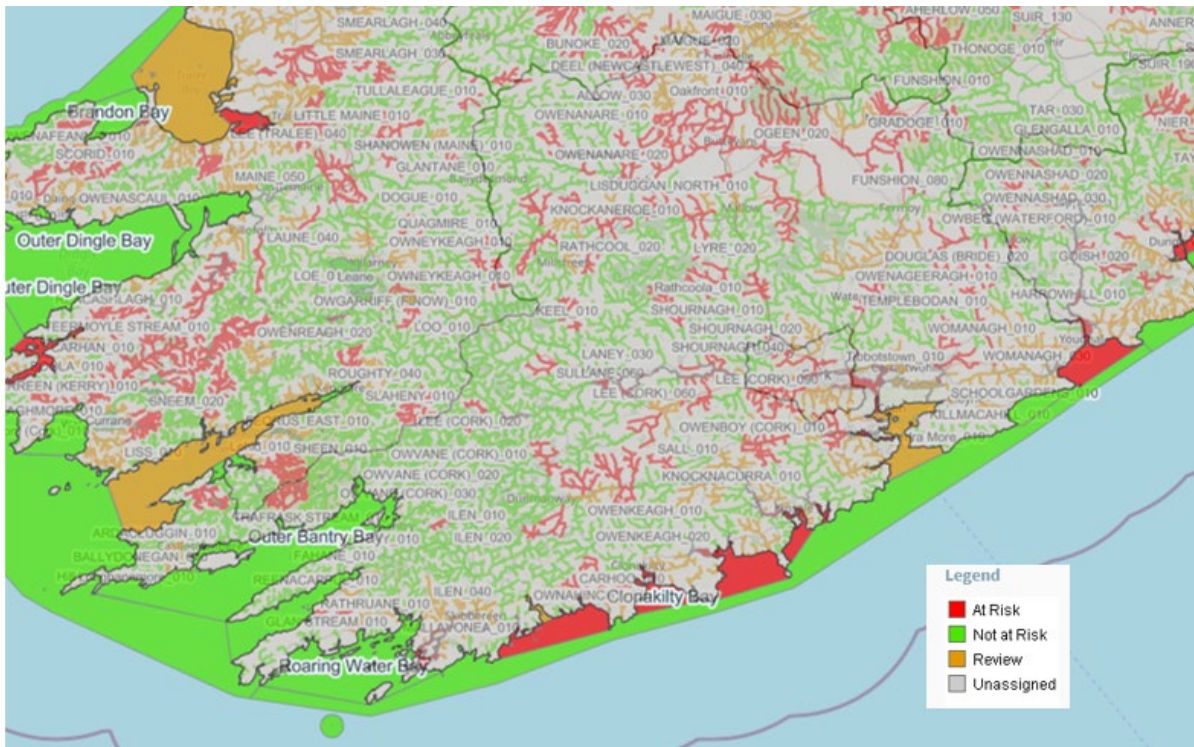


Figure 9.7 Water Bodies At Risk. Source - EPA catchments.ie

9.3.30 The EPA has researched the pressures facing waterbodies in Ireland to see why water bodies are becoming “at risk”. When looking across all water bodies, agriculture accounts for 53% of pollution. Of most concern for County Cork is the continued upward trend of nitrate concentrations where the main source is agriculture.

9.3.31 The Blue Dot Catchments programme has been introduced as part of the current River Basin Management Plan for Ireland to manage high-status rivers that are at risk to ensure that these high status waters are prioritised.

#### Estuaries (transitional) and Coastal Waters

9.3.32 The estuarine and coastal environments of the county are subject to a wide variety of pressures. The quality of Ireland’s tidal waters is determined by the composition of the waters of the North East Atlantic that bathe our coasts and the degree to which this is altered by inputs of organic matter, nutrients and other materials including contaminants from the land and atmosphere. As noted above, many of the estuarine water bodies are deemed to be “at risk”. Cork County Council has been involved in a number of innovative Integrated Coastal Zone Management projects in recent years.



## Protected Areas

9.3.33 The WFD requires that Registers of Protected Areas (RPAs) are compiled for a number of water bodies or part of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife. In Cork County they include shellfish waters such as Bantry Bay and Roaringwater Bay, bathing waters such as Redbarn and Barleycove beaches, nutrient sensitive areas, such as Bandon Estuary, Special Areas of Conservation and Special Protection Areas such as the Bandon River.

## Groundwater

9.3.34 Groundwater is a natural resource with both an ecological and economic value. It is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems. This is particularly true in North Cork where 90% of the water supply comes from groundwater sources. Ground water quality in County Cork is largely of good status however there is a substantial area in North Cork from Buttevant to Mitchelstown with a poor status. Cork County Council has a small number of Groundwater Source Protection Areas.

## Flooding

9.3.35 Flooding is considered within the Strategic Flood Risk Assessment of the Draft Plan in Volume 6 Section 2.

## Water Services

### Wastewater

9.3.36 In terms of wastewater, there are 52,096 permanent private households serviced by individual septic tanks in County Cork and 5,690 are served by individual treatment systems that are not septic tanks. There are 81,832 permanent private households served by public sewerage schemes.

9.3.37 Wastewater treatment plans are licensed by the EPA. In many instances, the Emission Limit Value (ELV) standards set by the EPA when licensing treatment plants are significantly higher than the requirements of the Urban Wastewater Directive (UWWD). Some of these ELV standards cannot consistently be achieved even by relatively modern plants without significant upgrades.

9.3.38 The status of both Water Supply and Wastewater is constantly evolving through various programmes e.g. find and fix, rationalisation programmes, reservoir construction, infrastructure improvements and upgrades at wastewater treatment plants etc.

#### Drinking water

9.3.39 In terms of drinking water, there are approximately 103,347 permanent private households getting their water supply from public mains, 4,295 from the local authority group schemes, 2,159 from private group schemes and 31,759 from other private sources. Cork benefits from having significant natural resources with substantial water abstraction infrastructure already in place.

9.3.40 Irish Water has committed to reducing water leakage and the replacement of lead services nationally as part of its mandate to ensure that communities have clean safe drinking water. The current UFW (unaccounted for water)/leakage in Cork County is at 43% (on average), this is a marked improvement from the previous plan period which recorded leakage at 49%.

#### Challenges

- The impact of climate change on the water cycle and the resultant impact on water services needs to be carefully considered with the effects of climate change already being felt in communities through flood events, droughts, etc.
- Certain surface and groundwater bodies will need improvement in order to comply with the objectives of the WFD. As well as this many waterbodies in the County have no status or risk allocated to them yet which is a significant evident data gap.
- Deficiencies exist in many wastewater treatment plants and public sewers in County Cork due to a legacy of underinvestment in water services. Substantial investment and collaboration with Irish Water and other key stakeholders will be required on an ongoing basis to resolve these issues.
- The assimilative capacity of the receiving environment in view of protected habitats (Blackwater River SAC, site code ref.OO2170) is also a significant challenge in planning for the future growth of settlements.
- A significant data gap exists for settlements with wastewater treatment plants serving less than 500pe. These systems operate on 'certs' issued rather than licencing and they are not inspected or monitored by the EPA.

- For individual wastewater treatment systems, the rate of inspections of septic tanks serving individual dwellings is very low and the full extent of pollution and adverse impacts arising from these is not fully known.
- There is patchy and limited groundwater data available and no Groundwater Source Protection Reports for the majority of public water supplies in County Cork
- Water supply - need for new sources of water to serve some settlements, the protection of existing sources (sustainable and environmentally friendly abstraction), completion of trunk mains to ensure a security of supply, the reliance on continued investment in water abstraction infrastructure and the continuation of the lead services replacement schemes. Challenges around planning for potable water supplies into the future which can potentially be addressed through the National Water Resource Plan (NWRP)
- Many of the drinking water supplies in the more remote or rural areas of the County are individual wells serving farms and single houses. Some of these areas continue to have problems with water quality due to pollution. Many of the existing private group water schemes have unreliable sources of water.
- There is historic and predictive evidence of elevated levels of flood risk from fluvial and coastal sources at various locations across the County.
- Many of the land uses that are high polluters of the County's waterways, such as agriculture and forestry, are not primarily regulated under the Planning and Development Act 2000 as amended.
- In the absence of the Development Plan, issues such as future water demand and resource identification and protection may not be comprehensively assessed would result in a more haphazard, uncoordinated delivery of service, resulting in negative environmental impacts and additional difficulties in meeting commitments under the Water Framework Directive.

## Air and Climatic Factors

9.3.41 Cork County's air quality as observed at 5 different monitoring stations is generally recorded as 'fair' or 'good' however according to the EPA there are many localised issues of air quality that can be hidden in the overall measurements. Emissions of pollutants from vehicles, power stations, industry, domestic fuel burning and agriculture can have international, national or local effects.

9.3.42 Enhanced levels of atmospheric greenhouse gases (GHGs), particularly carbon dioxide, have changed the Earth's energy balance, resulting in less thermal energy/heat being lost to space. This is causing global warming, which is observed as increased global average temperatures, changes in precipitation patterns, mean sea level rise and changes in the character of weather extremes. Climate change refers to this change in climate patterns. Met Eireann's data suggests Ireland is about 1 degree warmer now than it was 100 years ago which is attributed to greenhouse gas emissions that are warming the planet. 2019 was the ninth consecutive year with temperatures in Ireland above normal.

9.3.43 County Cork is experiencing the impacts of climate change, including more frequent and extreme weather events e.g. the River Bandon Flood in 2015 and the River Lee Flood in 2009.

9.3.44 In terms of climate change, the challenge is a cross cutting issue which impacts on biodiversity, habitats, species, fisheries, aquaculture, tourism, economic development, employment, water quality, water safety, infrastructure, flood risk and people. Cork County is especially vulnerable to climate change given its long coastline.

9.3.45 Recent years have seen a significant shift in emphasis of policy approach due to the impacts of climate change. Legislation and national strategic planning is now very much focused on meeting national targets, tackling the 2019 Dail declared Climate and Biodiversity Emergency and making Ireland's transition to a low carbon economy a reality. Climate Action Plans have now been mainstreamed and substantial government funding is now being made available. Cork County council have already prepared a Climate Adaptation Strategy 2019 and are a lead authority in a shared service guiding other Councils in the Atlantic Seaboard South Region (CARO – Climate Action Regional Office) as they plan for Climate Action (CARO).

9.3.46 Many of the measures which can be advanced to address climate change also address and improve air quality for example the use of nature based solutions, the promotion of more energy efficient homes and investing in public transport, walking and cycling.

## Challenges

9.3.47 The Climate Change Advisory Council's Annual Review 2020 identifies that Ireland did not meet its 2020 targets and will require huge efforts to meet its existing 2030 targets. It is recognised that there is no

overarching national environmental policy position and there are gaps in the policy direction at national and regional level and it is therefore a challenge for local authorities to translate these into real tangible climate targets at local level.

9.3.48 The electricity sector is responding in Cork County, but other sectors such as transport have not delivered emissions reductions on the scale required and these remain a big challenge for the Draft Plan. Reducing emissions requires far-reaching transformative change across the whole economy.

9.3.49 Without the County Development Plan there would be no framework for the location of new development and consequently, uncontrolled dispersed development would be likely to occur. There would also be missed opportunities relating to energy efficiency, renewable energy and reduction in local transport related emissions due to a lack of integrated land-use and transportation policies and wind strategy.

## Material Assets

### Transport

9.3.50 County Cork has a dispersed settlement pattern and low population density. This poses challenges for encouraging a modal shift away from car travel to active travel and public transport.

9.3.51 2016 Census data for Cork shows that sustainable travel modes usage is falling, and car usage is increasing.

### Active Travel

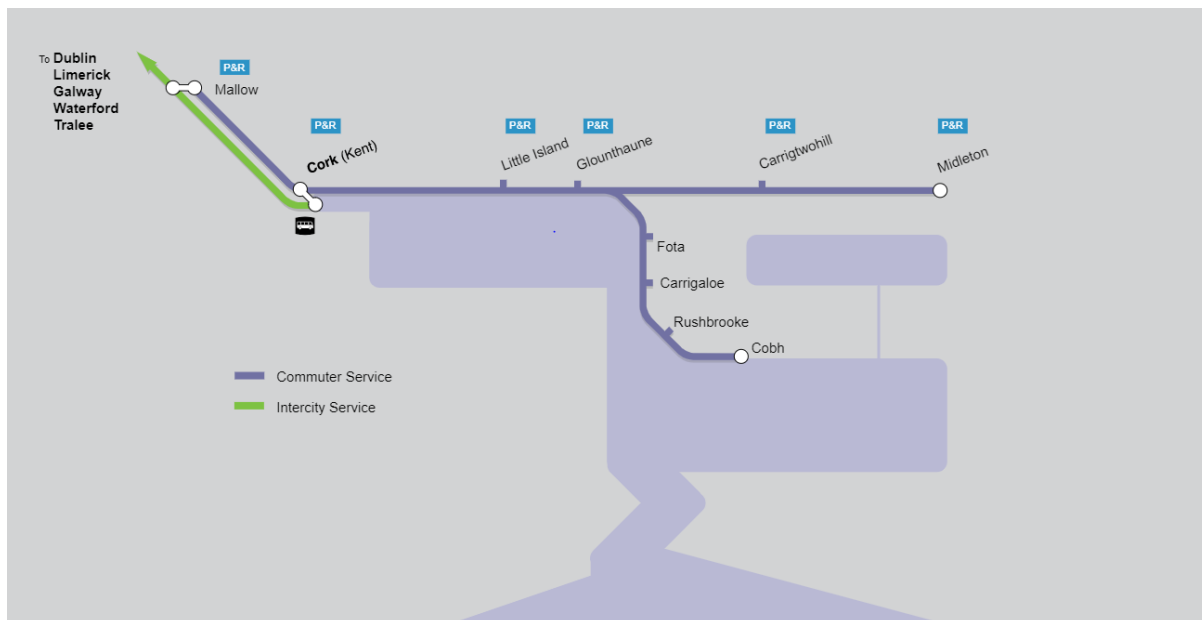
9.3.52 Investment and planning around greenways is beginning to occur however to create a modal shift towards active travel there is a need for better local walking and cycling routes for use of daily commuters.

### Public Transport

9.3.53 Cork County covers a large geographical area with a large, dispersed network of settlements and in general is starting from a low base in public transport provision. The established settlement pattern necessitates a high dependence on private car transport which will make achieving targets in relation to modal shift particularly challenging. The main modes of public transport within County Cork are by bus and rail.

### Rail

9.3.54 Figure 9.8 shows a map of Cork Commuter Rail Services from Irish Rail. An additional rail station has been proposed in the Strategic Development Zone Masterplan at Monard, between the City boundary and Blarney to serve a planned new settlement for about 12,500 people. Further potential stations are earmarked for Water Rock, Midleton, Carrigtwohill West and Ballyadam, and Ballynoe, Cobh.



**Figure 9.8 - Map of Cork Rail Services**

## Bus

9.3.55 In most parts of the County, including Metropolitan Cork, the bus is the primary mode of public transport. Service improvements are critical if they are to offer a realistic alternative to the private car.

9.3.56 As with rail, there is a need to enhance the accessibility and connectivity of the bus network to other public transport, active travel and private car modes.

## Port of Cork

9.3.57 The National Ports Policy (2013) identifies three ports in Ireland -Dublin, Cork and Shannon Foynes - as being Ports of National Significance (Tier 1). These are the ports that are responsible for at least 15% to 20% of overall tonnage through Irish ports and have clear potential to lead the development of future port capacity in the medium and long term. The continued commercial development of these three Ports of National Significance (Tier 1) is a key objective of National Ports Policy.

## Road Infrastructure

9.3.58 The road network within the county comprises national, regional and local roads. Several National routes serve the county, and many converge on the Southern Ring Road N40 which bypasses Cork city centre to the south. This ring road plays an important role in providing strategic connectivity for the region, connecting the Rosslare/Waterford (N25) and Dublin Roads (M8) with the city and southwards to Ringaskiddy (N28), the Airport and West Cork (N27 and N 71) and westwards to Kerry (N22).

9.3.59 National Development Plan Transport Investment: 2018-2027 National Roads Programme Funding has been committed for the progression of a number of roads projects under Project Ireland 2040 and the National Development Plan 2018-2027. Most significantly the NDP gave commitment to the delivery of the M20 Cork to Limerick Motorway which is key to delivering enhanced regional accessibility and is currently at Route Selection stage.

9.3.60 The provision of Electric Vehicle Charing Infrastructure is important for assisting a move away from fuel combustion engines as part of the drive to reduce emissions associated with transport.

## Waste Management/Renewable Energy

9.3.61 Ireland and Cork are expected to move towards a Circular Economy through the delivery of the national policy "A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025" The County has 12 civic amenity sites, located at Bandon, Castletownbere, Clonakilty, Derryconnell, Kanturk, Macroom, Mallow, Millstreet, Raffeen, Rossmore, and Youghal. There is a network of 120 bring centres throughout the county for the collection of dry recyclables.

9.3.62 In terms of renewable energy EirGrid responsible for managing and operating Ireland's transmission grid are currently transitioning to ensure that 70% of our energy is from renewables by 2030.

## Challenges

9.3.63 A significant modal shift from car use to public transport and active travel modes is vital to facilitate a functioning economy and to lower greenhouse gas emissions. This will require investment in material assets. A dispersed settlement pattern and low population density limits the opportunity for journeys to be undertaken

by public transport, walking, or cycling. If development continues to be oriented around the car as the primary means of transport then issues such as urban sprawl, traffic congestion, long commutes and social exclusion will increase in significance.

9.3.64 In terms of public transport there is a need to optimise the benefits of the investment which has taken place in the suburban rail network by ensuring development land along the rail corridor is prioritised for development and infrastructure needed to facilitate this is delivered.

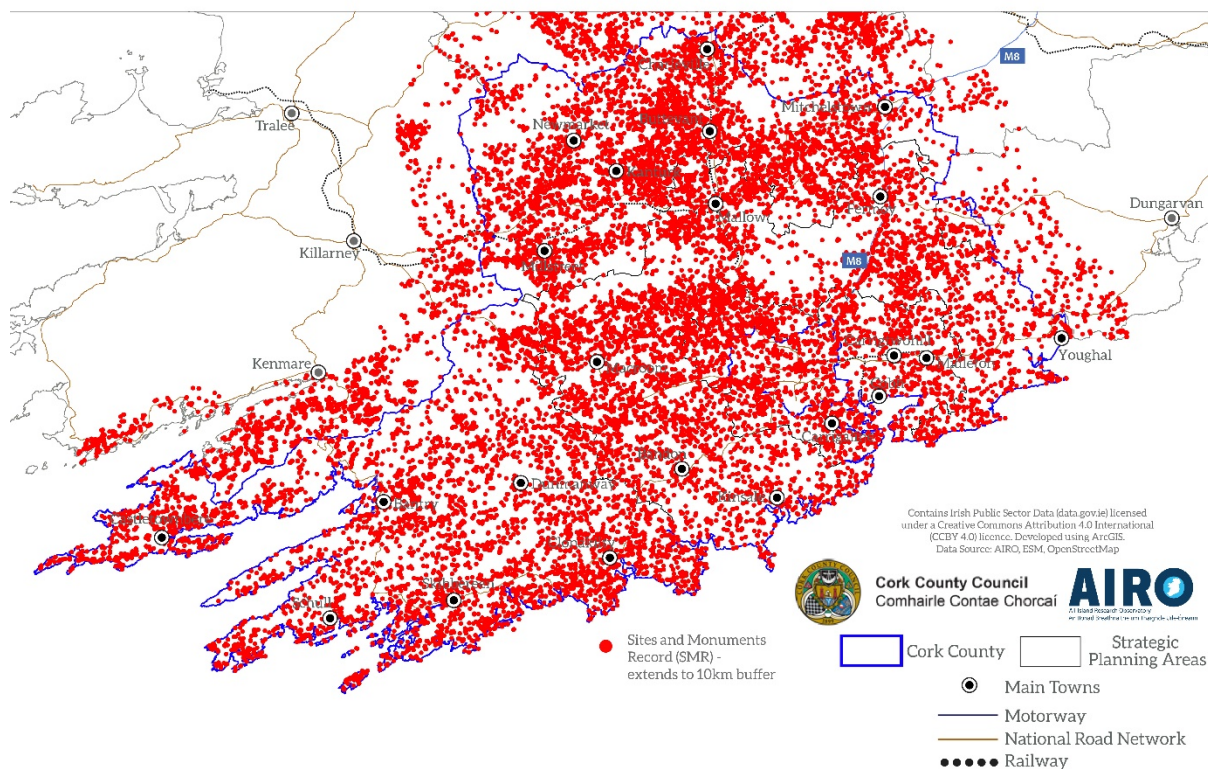
9.3.65 The continued development of the Port of the Cork and the development of employment uses within the wider harbour area would confer many benefits on the county and the region. Cork Harbour is also the focus on many land and marine based tourism, recreational and amenity activities and there are plans to develop these further in the future. The harbour is also home to many important habitats and species which are designated for protection and is an area rich in biodiversity, culture and heritage generally. The cumulative impacts of the intensification of all these activities within the harbour area is potentially very significant and because of the diverse nature of the uses and stakeholders involved in the development of the harbour it can be difficult to prioritise development and co-ordinate activity within the harbour area.

## **Architectural, Archaeological and Cultural Heritage**

9.3.66 Cork County has a rich and diverse cultural heritage that includes archaeological sites, villages and townscapes and the buildings they contain. Cork County has a vast resource of archaeological heritage with over 19,000 monuments registered throughout the County. It has 168 sites designated as National Monuments which are shown in Figure 9.10 below.



## Cork County Council SEA Baseline - Sites and Monuments Record (SMR)



**Figure 9.10: Recorded Monuments in County Cork.**

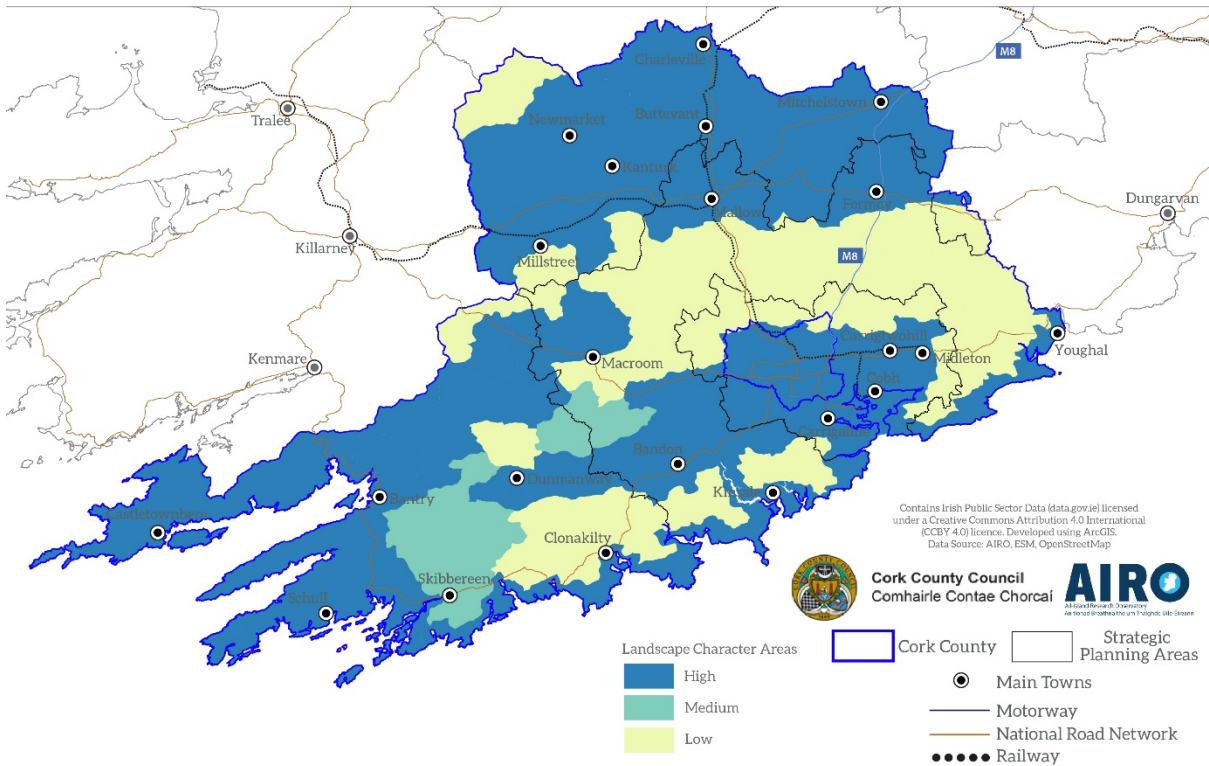
9.3.67 There are currently 2413 structures on the RPS as part of the Draft Plan. A variety of structures are protected, and these include bridges, mansions, shop fronts, post offices, gate lodges and buildings dating from the 1500s to the 1990s. There are 41 Architectural Conservation Areas designated within the Draft Plan. There are 100 registered shipwrecks registered in County Cork as underwater archaeology. There are six tree preservation orders in the county.

9.3.68 The National Inventory of Architectural Heritage (NIAH) the purpose of which is to identify, record, and evaluate the post-1700 architectural heritage of Ireland reveals a considerable collection of historic gardens, designed landscapes and other sites within County Cork. These are show in Figure 9.11 below.



- Medium sensitivity landscapes - can accommodate development pressure, but with limitation.
- High sensitivity landscapes - vulnerable landscapes with low limitation of development pressure acceptances.
- Very high sensitivity landscapes - extra vulnerable landscapes (seascape area with national importance).

Cork County Council SEA Baseline - Landscape Character Areas



Figure

Figure 9.12: Landscape Sensitivity County Cork.

9.3.72 The Landscape Strategy aims to ensure that different kinds of development will be successfully integrated throughout the County to minimise the visual and environmental impact of development, particularly in areas designated as sensitive landscapes where higher development standards (layout, design, landscaping, materials used) will be required. There are also 118 scenic routes listed in the Draft Development Plan.

9.3.73 In areas of the County with high landscape sensitivity, the capacity to accommodate development without adverse impacts on the environment would be more limited. New developments in the landscape, may not in itself have an adverse visual impact, however, the cumulative impact of many similar developments could have the potential to adversely affect the landscape.

## 9.4 Strategic Environmental Objectives

9.4.1 Strategic Environmental Objectives (SEOs) are derived from environmental protection objectives established at international, Community or Member State level. The SEOs are set out under a range of topics and are used as standards against which the provisions of the Draft Plan and the alternatives are evaluated. This helps to identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if unmitigated.

9.4.2 Given the position of the Development Plan in the land use planning hierarchy, the SEOs are broadly aligned with the Regional Strategic Outcomes in the Southern RSES, the National Strategic Outcomes of the NPF and the United Nations Sustainable Development Goals. The SEOs were also identified having regard to the environmental baseline described in Chapter 3 of this Environment Report and the submissions received on the SEA scoping report.

9.4.3 All SEOs are listed in Table 9.1 below and were used to assess the Plan in Chapters 6 and 7. The SEOs are also linked to indicators in Chapter 7 of this Environment Report which facilitates monitoring of the environmental effects of implementing the Plan when adopted, as well as to targets which the Plan can help work towards.

**Table 9.1 Strategic Environmental Objectives**

<b>Environmental Topic</b>	<b>Guiding Principle</b>	<b>Strategic Environmental Objectives</b>	<b>SEO Code</b>
<b>Population &amp; Human Health</b>	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ol style="list-style-type: none"> <li>1. To create an environment where society can play their part in achieving a more sustainable and healthier Ireland, including access to active travel especially walking and cycling.</li> <li>2. Consolidate growth and limit urban sprawl.</li> <li>3. Promote economic growth to encourage retention of working age population.</li> <li>4. Support and facilitate health and well-being initiatives in the County.</li> </ol>	PHH
<b>Biodiversity, Flora &amp; Fauna</b>	No net contribution to biodiversity losses or deterioration	<ol style="list-style-type: none"> <li>1. Preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly ensuring</li> </ol>	BFF

		<p>no adverse effects on the integrity of any EU designated sites and protected species.</p> <ol style="list-style-type: none"> <li>2. Safeguard national, regional and local designated sites, other non-designated sites, and supporting features which function as stepping-stones for migration, dispersal and genetic exchange of wild species.</li> </ol>	
<b>Soil</b>	Ensure the long-term sustainable management of land	<ol style="list-style-type: none"> <li>1. Protect soils against pollution and prevent degradation of the soil resource.</li> <li>2. Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County.</li> <li>3. Safeguard areas of prime agricultural land and designated geological sites.</li> </ol>	S
<b>Water</b>	Protection, improvement and sustainable management of the water resource	<ol style="list-style-type: none"> <li>1. Ensure that water bodies are protected, maintained and improved in line with the requirements of the Water Framework Directive and the Marine Strategy Framework Directive.</li> <li>2. Ensure that growth is managed to protect water quantity and quality and is located to avoid areas at risk of flooding or erosion.</li> </ol>	W
<b>Air and Climate</b>	Support clean air policies and a transition to a competitive, low carbon, climate resilient economy	<ol style="list-style-type: none"> <li>1. Contribute towards the reduction of greenhouse gas emissions in line with relevant targets.</li> <li>2. Meet relevant air and noise standards and support initiatives to reduce air and noise pollution.</li> <li>3. Integrate climate resilience and sustainable design solutions into existing and proposed development in the County.</li> </ol>	ACL
<b>Cultural Heritage</b>	Safeguard cultural heritage features and their settings through responsible development	<ol style="list-style-type: none"> <li>1. Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage and their setting (including places, features, buildings, landscapes and Gaeltachtaí) in County Cork.</li> </ol>	CH
<b>Landscape</b>	Protect and enhance the landscape character	<ol style="list-style-type: none"> <li>1. To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes</li> </ol>	L



		having regard to the European Landscape Convention.	
<b>Material Assets</b>	Sustainable and efficient use of resources	1. Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.	MA

## 9.5 Alternative Scenarios

9.5.1 The SEA Directive and Regulations require the Environmental Report to consider ‘reasonable alternatives considering the objectives and geographical scope of the plan or programme’ and the significant environmental effects of the alternatives selected. The alternatives put forward must be reasonable, realistic, and capable of implementation.

9.5.2 The Draft Development Plan is framed within a policy context set by a hierarchy of National and Regional level strategic plans as well as the Irish and European legislative framework. Therefore, the options for alternatives are limited by these higher-level plans, and a ‘do-nothing’ scenario situation has not been included as it is neither reasonable nor realistic.

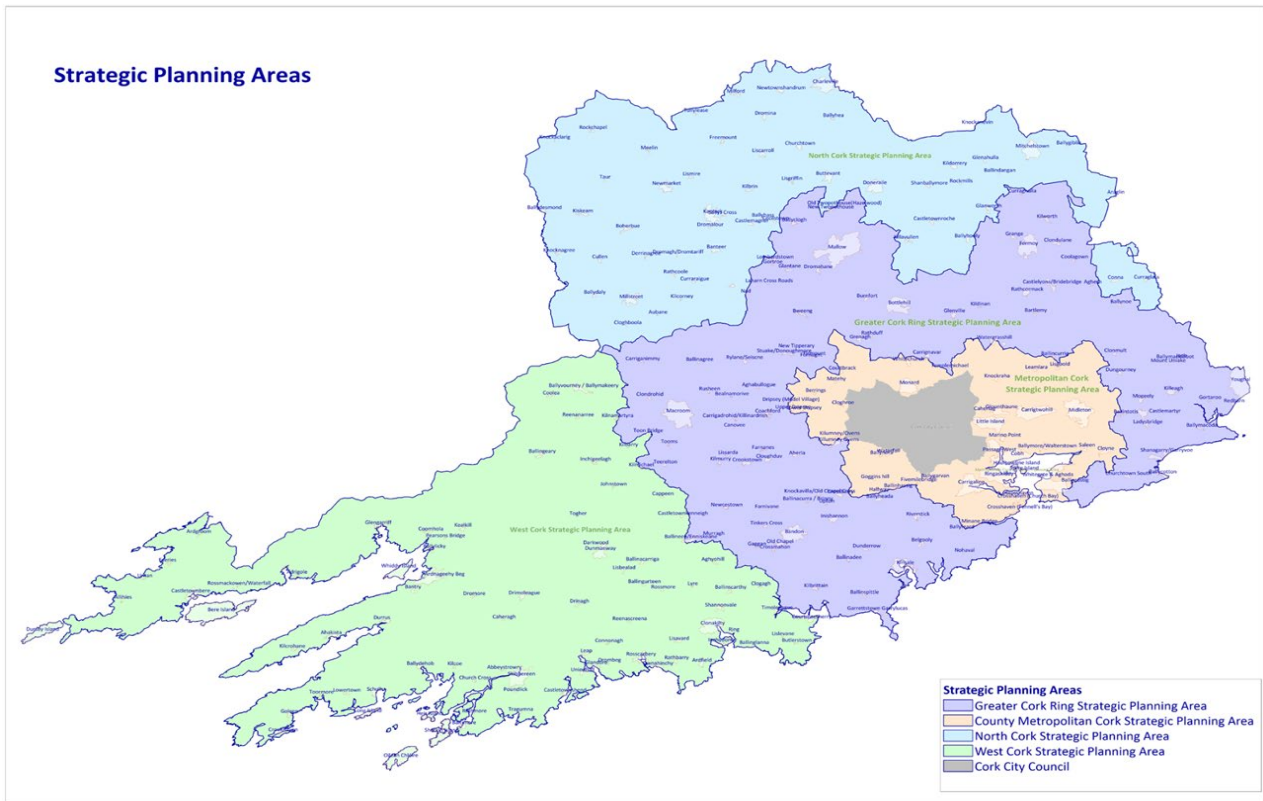
9.5.3 The alternatives proposed have been assessed against the established Strategic Environmental Objectives (SEOs), as set out in Chapter 4 of this Environmental Report, relating to aspects of the environment likely to be affected by the Plan’s implementation. The evaluation process resulted in the identification of potential impacts and informed the selection of the preferred development scenario for the Draft Plan.

### The Settlements and Core Strategy Growth Pattern

9.5.4 The scale and diversity of County Cork requires a strategy to carefully match the individual potential of the main areas that make up the County. Based on the approach taken in national, regional and local strategic plans, the Draft Plan sets out the County strategy in relation to four ‘Strategic Sub Areas’ that best reflect the differing mix of socio-economic, cultural and environmental issues that define the main areas within the County. These are the 4 Strategic Planning Areas as set out in Figure 9.13 below:

- a) County Metropolitan Cork Strategic Planning Area

- b) Greater Cork Ring Strategic Planning Area
- c) North Cork Strategic Planning Area
- d) West Cork Strategic Planning Area



**Figure 9.13: Strategic Planning Areas of County Cork.**

9.5.5 The RSES sets out a settlement hierarchy for the Region and identifies key growth areas which will see significant development up to 2031 and beyond. Local Authorities are required to determine the County level hierarchy of settlements in accordance with the RSES settlement hierarchy.

9.5.6 The County Metropolitan area has a defined target growth population of 20,000 to 2026 which arises from the RSES which states that Cork County (in total) will uplift by 45,000 people. The population growth target for the Plan horizon year of 2028 for the County is 60,913 of which 31,286 will be in the County Metropolitan Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long-term strategic vision for Metropolitan Cork as set out in successive plans which seek to deliver growth adjacent to the rail corridor.

9.5.7 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 allowing the

total of County Cork to grow by 45,000 people to 2026. Adjusted for the Plan horizon year of 2028, the County population, excluding Metropolitan Cork, is targeted to grow by 29,628 people.

9.5.8 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, similar percentages were appropriated to these areas both as demonstrated by their past and current targets, and attribute 52.6% in the Greater Cork Ring, 21.7% in the North and 25.6% in the West Strategic Planning Areas.

9.5.9 The Draft Plan seeks to achieve balanced sustainable and achievable growth over the large geographic area that is County Cork, while building on and seeking to leverage new potential gains from all forms of infrastructural investment. Significant housing and employment growth are targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their role, within a large rural hinterland performing unique collaborative roles as networks promoting socio-economic and cultural development.

### Alternative Plan Scenarios

9.5.10 6 alternative scenarios have been considered during the drafting process for the preparation of the Draft Plan. Each scenario was prepared having regard to Ministerial Guidelines, the National Planning Framework, and the Regional Spatial & Economic Strategy for the Southern Region, including its population targets, and the key aims of the Draft Plan as set out in the Section 11 Consultation Document. Any scenario that runs counter to these higher-level plans would not be reasonable and has not been considered as part of the Environmental Assessment process.

#### Alternatives scenario 1: Balanced allocation of SPA Growth between Greater Cork Ring, North and West Cork

9.5.11 This scenario seeks to examine an alternative whereby growth is apportioned equally across the SPA's; namely allocating a third of the growth to each SPA as opposed to the current Draft Plan which allocates 52.6% to Greater Cork Ring, 21.7% to North Cork and 25.6% to West Cork.

9.5.12 This scenario would see growth promoted in accordance with a settlement hierarchy designed to pragmatically achieve compact urban growth. The main divergence from the draft Plan would be that the Main Towns of the Greater Cork Ring, North Cork and West Cork Strategic Planning Areas would have growth equally



distributed across all three SPAs. Outside of the main towns, realistic population growth in the larger and smaller villages would be promoted, largely based on spatial locational factors, the function of the villages in serving a wider catchment area, and the availability of infrastructure. Outside of villages, one-off housing would continue to be permitted, but only if strictly in accordance with Government rural housing policy and guidelines.

#### Alternatives scenario 2: Allocation of Growth to SPA's proportionately

9.5.13 This scenario seeks to allocate growth across the SPA's outside County Metropolitan Cork which as discussed above is already guided by the RSES, according to their existing population (Census 2016) and proportionately according to their current population target to 2022.

9.5.14 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, similar percentages were appropriated to these areas both as demonstrated by their past and current targets, that is to attribute 52.6% in the Greater Cork Ring, 21.7% in the North and 25.6% in the West Strategic Planning Areas.

9.5.15 The Draft Plan seeks to achieve balanced sustainable and achievable growth over the large geographic area that is County Cork, while building on and seeking to leverage new potential gains from all forms of infrastructural investment. Significant housing and employment growth are targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their role, within a large rural hinterland performing unique collaborative roles as networks promoting socio-economic and cultural development.

#### Alternatives scenario 3: Water and Waste Services Approach

9.5.16 This scenario would place maximum emphasis on water and wastewater infrastructure, seeking to maximise integration where population and employment growth is targeted. The option seeks to focus development in the first instance in settlements with existing water and wastewater infrastructure with capacity for growth without need for enhanced and improved capacity within the lifetime of this plan. This would facilitate better use of existing infrastructure and allow additional investment in water and wastewater infrastructure in those towns lacking infrastructure to come online for future plan cycles.

#### Alternative Scenario 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)

9.5.17 The Munster Blackwater (main channel) is included in a list of habitats of the freshwater pearl mussel. A potential significant challenge was identified in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the River Blackwater Catchment. Given Mallow's status as a key town which is located within the catchment this scenario seeks to direct growth to Mallow in accordance with higher order plans but restrict growth to other settlements within the catchment, thus allowing the water quality standards to be restored.

#### Alternative Scenario 5: Ecosystems Services Approach.

9.5.18 This scenario would see a plan that would integrate a strategy throughout the plan for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

9.5.19 Principles that would be integrated through the Plan, in a coordinated and comprehensive manner, would include:

- Consideration of natural systems – by using knowledge of interactions in nature and how ecosystems function.
- Considering the services that ecosystems provide – including those that underpin social and economic wellbeing, such as flood and climate regulation or recreation, culture, and quality of life.
- Involving people – those who benefit from ecosystems services and those managing them need to be involved in decisions that affect them.

#### Alternative Scenario 6: Alternatives for Rural housing designations

9.5.20 This scenario explores options regarding rural housing designations within the housing chapter. This approach would allow for a full understanding of population housing allocation from settlements to rural areas to be considered in the round as opposed to applying objectives separately.

9.5.21 Alternative A: Provide 6 Rural Housing Designations for the County as set out in the County Development Plan 2014-2020

- Metropolitan Greenbelt
- Rural Area under Strong Urban Influence and Town Greenbelts
- Tourism and Rural Diversification Area
- Stronger Rural Area
- Transitional Rural Area
- Structurally Weaker Rural Area

9.5.22 Alternative B: Provide 2 Rural Housing Designations as follows:

- Areas under strong urban influence
- Structurally weak areas

9.5.23 Alternative C: Do not provide for Rural Housing Designations and assess all applications on their merit.

## Assessment of Alternative Plan Scenarios

### Alternative 1: Equal allocation of growth across the SPA's

9.5.24 Alternative 1 would counter the provision of balanced services throughout the county, undermine the position of Key Towns, County Metropolitan SPA Towns and Greater Cork Ring Towns as the highest tier settlement with county level services, for the county, and exacerbate sustainable transport and climate change initiatives.

### Alternative 2: Allocation of Growth to SPA's proportionately

9.5.25 Alternative 2 supports local communities and population, supporting provision of local services and infrastructure, which assists in countering isolation without impact on surrounding environment. While having some uncertain environmental effects Alternative 2 is a balanced sustainable approach to planned development for the county as a whole.

### Alternative Scenario 3: Water and Waste Services Approach

9.5.26 Alternative 3 would counter the provision of balanced services throughout the county, undermine the position of the settlement hierarchy for the county, and exacerbate sustainable transport and climate change initiatives.

#### Alternative Scenario 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)

9.5.27 This approach would limit the potential of Mallow and the surrounding supporting settlement network to grow to the capacity and demand envisaged. Further, a detailed assessment was undertaken on the capacity of this sensitive water catchment to absorb the population increases set out in the draft plan which demonstrated there was capacity for the growth allocated.

#### Assessment of Alternative Scenario 5: Ecosystems Services Approach

9.5.28 Whilst an ecosystems services approach may advocate a U-turn on the sustainable land use planning approach advocated since the 1970s for county Cork it currently lacks data and evidence to suggest this would be a viable alternative that would deliver such overwhelming positive impacts for the environment that couldn't be achieved by the current approach which ensures sufficient mitigation.

#### Alternative Scenario 6: Alternatives for Rural housing designations

9.5.29 Alternative A: would restrict development in rural areas that are under strong urban influence would positively impact upon the protection and management of the environment and sustainable development. The restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres.

9.5.30 Rural Development would be directed towards appropriate rural areas and urban development would be directed towards established settlements. This alternative would help to prevent low density urban sprawl and associated adverse effects upon sustainable mobility, climate emission reduction targets and various environmental components.

9.5.31 Alternative B: Provision of two Rural Housing Designations would restrict development in rural areas that are under strong urban influence. However, it would restrict development in the rest of the county. Whilst the restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres, it would result in higher rates

of one off rural housing in larger parts of the county which would in turn affect the potential of the lower order settlements in these areas negatively by limiting their potential compact growth.

9.5.32 Alternative C: Not providing for Rural Housing Designations at Plan level and instead assessing all applications on their merit, would provide a less coherent and coordinated approach that would adversely impact upon the protection and management of the environment and sustainable development.

### **Preferred Alternative**

9.5.33 Alternative 2 represents a balanced recognition of established patterns of development in the county having regard to the requirements of the NPF and RSES. The approach provides for rural protection while allowing an appropriate level of growth within lower tier settlements. This approach works with existing and planned delivery of services infrastructure and presents the best option towards sustainable transport.

9.5.34 It supports local communities and population, supporting provision of local services and infrastructure, which assists in countering isolation without impact on surrounding environment. While having some uncertain environmental effects these can be mitigated and Alternative 2 is a balanced sustainable approach to planned development for the county as a whole. As such Alternative 2 has been selected as the basis of the preparation of the Draft Development Plan.

9.5.35 The evaluation of the proposed alternative scenarios against the Strategic Environmental Objectives is shown in the following Table 9.2 using + Positive Impacts, - Negative Impacts, ? – Unknown and N – Neutral.

<b>Plan Alternative</b>	<b>PHH</b>	<b>BFF</b>	<b>S</b>	<b>W</b>	<b>ACF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>
Alternative 1: Balanced allocation of SPA Growth between Greater Cork Ring, North and West Cork	?	-	N	-	-	-	N	N
Alternative 2: Allocation of Growth to SPA's proportionately	+	N	N	N	+	+	N	N
Alternative 3: Water and Waste Services Approach	-	+	+	+	+	-	N	N
Alternative 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)	-	+	+	+	-	-	N	N
Alternative 5: Ecoservices Approach.	-	+	+	+	+	N	N	N
Alternative 6: Alternatives for Rural housing designations A	+	N	N	N	-	-	+	N
Alternatives for Rural housing designations B	-	+	N	N	N	N	+	N
Alternatives for Rural housing designations C	-	-	-	-	-	-	N	-

**Table 9.2 Assessment of Alternatives**

## 9.6 Assessment of Volume 1 Development Plan Chapters

- 9.6.1 The SEA process that has been undertaken alongside the preparation of the Draft Plan has brought about various changes to the emerging Draft Plan through an iterative process.
- 9.6.2 Chapter 6 of the Environment Report identifies the effects on the environment of implementing the chapters in Volume One of the Draft Plan. The likely significant effects on the environment that SEA has to consider includes secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects. The assessment of the Draft Plan was undertaken using Strategic Environmental Objective set out and detailed in Chapter 4 of the Environment Report.
- 9.6.3 The assessment is done on a chapter basis, looking at the key provisions of each chapter (i.e. individual objectives and the supporting text), the expected outcome of implementing the chapter and the implications for the environment. The chapter is then assessed for its likely interaction with the Strategic Environmental Objective codes and the assessment concludes with recommendations for changes to the Draft Plan. Interactions are assessed on the basis of being Positive (+), Negative (-), Uncertain (?), or Neutral (Ne). Recommendations are set out at the end of each chapter and summarised in Section 6.20 of the Environmental Report.

### Assessment - Conclusion and Recommendations

- 9.6.4 Overall the SEA of the Plan found that it would help to generally direct development away from the most sensitive areas in the County, focusing on compact, sustainable development within the existing envelopes of the County's towns and villages; and sustainable development elsewhere, including in rural areas. Development of the generally serviced (or planned to be serviced in the lifetime of the Plan) and well-connected areas of the County particularly along rail lines will contribute towards environmental protection and sustainable development, including climate mitigation and adaptation. That said, the SEA process highlighted that there is a tension between the infrastructural deficits in the County and the ambitious growth targets adopted in the core strategy (including two adjustments to add further growth). Compact development

is accompanied by placemaking initiatives to enable the County's towns and villages to become more desirable places to live – so that they maintain populations and services.

9.6.5 The research outstanding in relation to the most sensitive catchment areas including Cork Harbour and Clonakilty means that the likely impact of some aspects of the plan on biodiversity and water quality is still uncertain. Chapter 8 Economy and Town Centres and Chapter 10 Tourism in Volume 1 have significant impacts also, as a result of their policies advocating development of the resources of the county. Many chapters are considered to have a neutral impact on some of the environmental categories.

9.6.6 The assessment of Volume 1 (Chapters) of the Draft Plan is summarised in Table 9.4 below

Table 9.4 Summary of Chapter Assessment																		
	Chapter Number																	
	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PHH	?	?	+	-	+	+	+	+	+	+	+	+	+	+	+	+	?	?
BFF	-	Ne	Ne	?	Ne	-	?	Ne	Ne	?	?	Ne	?	+	Ne	+	Ne	+
S	Ne	Ne	Ne	?	Ne	Ne	Ne	+	Ne	?	Ne	Ne	Ne	+	+	+	Ne	Ne
W	?	Ne	Ne	?	Ne	Ne	Ne	Ne	Ne	?	Ne	Ne	?	+	Ne	+	Ne	+
ACF	?	+	+	-	+	Ne	?	+	?	?	+	?	+	+	Ne	+	Ne	?
CH	Ne	+	Ne	Ne	+	Ne	Ne	Ne	Ne	Ne	Ne	Ne	+	Ne	+	+	Ne	+
L	-	Ne	Ne	Ne	Ne	Ne	-	Ne	-	Ne	Ne	-	+	+	+	Ne	Ne	+
MA	?	+	+	?	?	+	+	+	?	+	+	+	?	+	+	+	Ne	+

**Table 9.4 Summary of assessment of Volume 1 (Chapters) of Draft Plan**

9.6.7 A full list of the recommendations arising from an assessment of Volume 1 of the Draft Plan is provided below.

**Volume 1 Chapter 2 Core Strategy Recommendation 1:** There are two adjustments to the growth targets in Appendix B which result in a population growth target extending beyond 2028 that leads to additional zoned land and 'residential reserves' in Mallow, Clonakilty, Water Rock (Midleton), Carrigtowhill, Cobh and Monard and it is acknowledged that this approach has been applied as a contingency. Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the adjustments applied are fully consistent with NPF and RSES. However, in the longer term, beyond the plan period, the approach taken is consistent with achieving the NPF and RSES targets.



**Volume 1 Chapter 3 Settlements and Placemaking Recommendation 1:** It is noted that the chapter focuses on the key settlements and larger towns, but greater consideration should be given to placemaking of rural areas and villages. The rural placemaking section focuses on design as opposed to rural settlement patterns as a key placemaking tool and there are no references to the Serviced Sites Initiative, and this should be re-considered.

**Volume 1 Chapter 3 Settlements and Placemaking Recommendation 2:** There is potential to improve air and climatic factors and soils, by providing more detailed guidance to ensure development is directed into settlements and that compact growth and the 10-minute town concept is delivered by encouraging development within settlement boundaries on already developed sites over greenfield sites.

**Volume 1 Chapter 5 Rural Cork Recommendation 1:** Monitoring the amount of rural housing and the application of the rural housing categories permitted during the plan period to ensure that excessive rural housing is not permitted and a commitment to review in accordance with updated rural housing guidelines.

**Volume 1 Chapter 5 Rural Cork Recommendation 2:** Monitoring the amount of rural housing permitted during the plan period within GB2 zoned land needs to be carefully monitored to ensure that excessive rural housing is not permitted within the greenbelt and a commitment to review.

**Volume 1 Chapter 6 Social and Community Recommendation 1:** The Plan should seek to improve connectivity to existing Primary Care Centres and other community facilities.

**Volume 1 Chapter 6 Social and Community Recommendation 2:** Consider additional supports in Chapter 6 to specifically address the issue of rural isolation through building critical mass within rural settlements and providing social and community facilities and services in rural settlements. Geographical isolation can be assessed through the proximity to services as an indices of deprivation including access to GP facilities, dentist, optician, post office, hairdresser etc.

**Volume 1 Chapter 6 Social and Community Recommendation 3:** Consider revising Objective SC 6-1 in Chapter 6 to ensure the provision of suitable facilities and services within settlement boundaries.

**Volume 1 Chapter 7 Marine, Coastal and the Islands Recommendation 1:** Consider expanding Objective MCI 7-7: Designated Bathing Areas in Chapter 7 to commit to implementing the Bathing Waters Directive and consider the potential for increasing the number of bathing areas/outdoor swimming areas in the County.

**Volume 1 Chapter 9 Town Centres and Retail Recommendation 1:** Consider expanding the scope of TCR 9-10 Shopfronts to provide guidance on signage in general. Signage can be free standing as well as associated with public infrastructure such as bus shelters. The emergence of digital signage and the wider impacts this can have on the aesthetic of our town centres should also be considered.

**Volume 1 Chapter 11 Water Management Recommendation 1:** Consider expanding the Sensitive Water Catchments to include the Glenbeg Lough given water abstraction challenges and sensitives in the area.

**Volume 1 Chapter 11 Water Management Recommendation 2:** Whilst the assimilative capacity of the River Blackwater has been examined, the assimilative capacity of other waterbodies (including Cork Harbour) are not fully known. Further research on the capacity of various receiving waters to accommodate additional growth whilst restoring waterbodies to good or high status as required, protecting biodiversity and ensuring the conservation of Natura 2000 sites would be welcome.

**Volume 1 Chapter 13 Energy and Telecommunications Recommendation 1:** Whilst Chapter 13 does discuss battery storage, the chapter could include an objective supporting battery storage as a material asset for the County. Some factors that have been considered in recent battery storage planning applications in Cork County (and could be included for consideration in an objective) are:

- Connection to the grid to be included in application details. Consideration of whether it's SID or not having regard to S182A(9) of P&D Act regarding electricity transmission lines (110kv threshold) and s37A(2) re SID qualifying criteria.
- Rationale for the proposed development and links to existing projects (co-location seen more favourable. Also need the info for EIA screening purposes i.e. is it an extension of an existing project or a new standalone project for the purposes of screening under part 13 Annex II etc. Generally seen as standalone projects).
- Construction Environment Management Plan requirement
- Details of decommissioning including removal of fencing, roads etc.
- Noise assessment and details of aircon

- Visual impact assessment including impacts on landscape and landscape screening/planting plan. Guidance on layouts and ways to improve building finishes and glare may be something to consider
- Ecology report (impacts on badger sets, terrestrial ecology etc.) and impacts of culverts for access roads etc. Impacts on Natura 2000 sites and NHAs etc.
- Geological conditions confirming soil type and that no peat lands/soil instability issues
- Access and site entrance details
- Co-location generally in principle subject to cumulative impacts and other proper planning considerations.

**Volume 1 Chapter 14 Green Infrastructure and Landscape Recommendation 1:** The approach to managing green and blue infrastructure in the Plan is fragmented as only green infrastructure within settlement boundaries is mapped. Consider in Chapter 14 how best to identify, protect and enhance existing and planned green and blue infrastructure assets of the County that provides a planned connected network across the County and over county boundaries as required.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 1:** Consider revising Objective BE 15-1 in Chapter 15 to commit to revising and updating the County Biodiversity Plan.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 2:** Consider an objective in Chapter 15 to use an ecosystem services approach to natural capital as a tool in measuring biodiversity and informing any planned biodiversity enhancement of lands, particularly Council owned and managed lands.

**Volume 1 Chapter 15 Biodiversity and Environment Recommendation 3:** RPO 127 of RSES sets out objectives for invasive species including the need to survey invasive species and coordinate responses. Consider how best to deliver a county level strategy for invasive species to survey, record and tackle invasive species.

**Volume 1 Chapter 18 Zoning and Land Use Recommendation 1:** Having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6-year plan cycles, it is not clear that the approach applied is fully consistent with NPF and RSES. However, in the longer term, beyond the plan period the approach taken is consistent with achieving the NPF and RSES targets.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 1:** Consider monitoring Action 45 in the Cork County Climate Adaptation Strategy 2019-2024 to develop appropriate management techniques for the control of Invasive Alien Species.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 2:** Chapter 19 should require that information be provided in the 2-year progress report on the delivery of key water infrastructure projects relied upon in allocating growth in the Draft Plan.

**Volume 1 Chapter 19 Implementation and Delivery Recommendation 3:** Chapter 19 should commit to monitoring the exceptional case provisions in the Plan including Paragraph 8.7.6 relating to employment uses located outside the existing zoned employment land, Objective TO 10-9 Tourism Facilities located outside of settlements and Greenbelt exceptions including Objective RP 5-3, Objective RP 5-17 and Objective RP 5-18.

## **9.7 Evaluation of the Plan - Volume 3 - 5 (Municipal Districts)**

9.7.1 Three volumes of the draft plan relate specifically to the 8 Municipal Districts which comprise the County. A chapter for each Municipal District sets out the relevant Municipal District overview and profile as well as setting out the policies and objectives, including specific land use zoning objectives, for the settlements of the Municipal District.

- Volume Three: North Cork (Fermoy MD and Kanturk Mallow MD).
- Volume Four: South Cork (Carrigaline MD, Cobh MD, East Cork MD and Macroom MD).
- Volume Five: West Cork (Bandon Kinsale MD and West Cork MD).

9.7.2 In a similar manner to Chapter 6 of this Environment Report, an assessment is done on a Section by Section basis, looking at the key provisions and individual objectives of each Section the expected outcome of implementing the Section and the implications for the environment. The Section is then assessed for its likely interaction with the Strategic Environmental Objectives and the assessment concludes with recommendations for changes to the Draft Plan.

9.7.3 The SEA process has been undertaken alongside the preparation of the Draft Plan and has brought about various changes to the emerging Draft Development Plan through an iterative process. This process is recorded within Appendix A of this Environment Report which contains the full assessment tables for the Draft Development Plan Volumes 3-5.

## Recommendations for Volume 3-5 (Municipal Districts)

### Fermoy Municipal District – Conclusions and Recommendations

9.7.4 Implementation of the objectives of the Fermoy Municipal District would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 3 Fermoy MD Recommendation 1:** Compact growth is required by NPF and RSES- Reconsider the zoning of FY-R-04 in Fermoy given the location of the site at the edge of the settlement and the availability of greenfield lands within the existing built footprint.

**Volume 3 Fermoy MD Recommendation 2:** Reconsider FY-B-05 zoning in Fermoy for sustainability reasons given the long distance and lack of connectivity to the settlement boundary.

**Volume 3 Fermoy MD Recommendation 3:** Reconsider FY-I-03 zoning in Fermoy in the interests of compact growth having regard to the long distance from the town centre and the substantial quantum of industrial zoned land on this greenfield site.

**Volume 3 Fermoy MD Recommendation 4:** FY-GC-05 Fermoy near Rathealy Road does not appear to align with the Special Area of Conservation (SAC) boundary. Consider revising to ensure the SAC located within the settlement boundary is fully zoned as green infrastructure.

**Volume 3 Fermoy MD Recommendation 5:** Reconsider R-02 Rathcormac given the location of the site and the quantum of residential sites available in the existing built up area. Site may not support compact growth.

**Volume 3 Fermoy MD Recommendation 6:** Reconsider X-02 Doneraile given the location of the site at a distance from the village core, and the quantum of available sites and high level of vacancy around the main street that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms part of an ecological network.

**Volume 3 Fermoy MD Recommendation 7:** Consider zoning the SAC in Conna as green infrastructure. Also potential to link the zones GC-01 and GC-02 in Conna.

### Kanturk Mallow Municipal District – Conclusions and Recommendations

9.7.5 Implementation of the objectives of the Kanturk Mallow MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 3 Kanturk Mallow MD Recommendation 1:** Further consideration of UEAs / Residential Reserve zoning for Mallow (MW-RR-01, MW-RR-02, MW-RR-03 and MW-RR-04) is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not clear that the approach is fully consistent with NPF and RSES.

**Volume 3 Kanturk Mallow MD Recommendation 2:** Consider extending the MW-GR-04 Mallow zone to include the full extent of the floodplain including the parcel of land to the west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.

**Volume 3 Kanturk Mallow MD Recommendation 3:** Consider zoning the brownfield site, located adjacent to CV-B-05 in Charleville, that has frontage to Chapel Street R515.

**Volume 3 Kanturk Mallow MD Recommendation 4:** Reconsider Business zone KK-B-03 Kanturk and overall consider the quantum of business zoned land for the settlement of Kanturk which appears to be in excess of requirements.

**Volume 3 Kanturk Mallow MD Recommendation 5:** Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Reconsider zoning objective particularly given the quantum of available greenfield sites within the existing built up area zone.

**Volume 3 Kanturk Mallow MD Recommendation 6:** Reconsider the boundary extension on the northern extent of Kanturk close to Saint Patrick's Cemetery and the associated zoning of a greenfield site as Existing Built Up Area in Kanturk given that the zoning does not correspond to the site and having regard to the extensive quantum of zoned land.

**Volume 3 Kanturk Mallow MD Recommendation 7:** Consider suitability of B-01 zoning in Dromina given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.

**Volume 3 Kanturk Mallow MD Recommendation 8:** Reconsider objective X-01 Grenagh to omit the requirement that a carpark must be provided. Also include sustainable travel requirements in the objective i.e. provision of walking and cycling links into adjacent residential areas and to the village centre. In addition, consider a phasing requirement given the substantial size of the site, to ensure development occurs sequentially from the town centre outwards.

**Volume 3 Kanturk Mallow MD Recommendation 9:** There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period. Notwithstanding Charleville's role as part of the agri-food network, reconsider the large quantum and suitability of industrial and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre).

**Volume 3 Kanturk Mallow MD Recommendation 10:** Reconsider the new GB1-2 greenbelt zoned site in Newmarket to the west of the town given the distance from the settlement and quantum of land proposed to be zoned.

9.7.6 Implementation of the objectives of the Carrigaline MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Volume 4 Carrigaline MD Recommendation 1:** Further consideration of UEAs / Residential Reserve zoning for the Fernhill Expansion Area Carrigaline objectives (CL-GO-10, CL-RR-01, CL-HT-01, CL-B-02), is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not clear that the approach is fully consistent with NPF and RSES.

**Volume 4 Carrigaline MD Recommendation 2:** Regarding CL-HT-01 and CL-B-02, it is noted that by zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy. It is noted that the objective has been updated to include the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives. However, a landscape buffer is not considered sufficient to separate two settlements. Consider zoning open space between the two settlements to create a meaningful separation. The boundaries of CL-HT-01 and CL-B-02 should be updated to reflect this recommendation and a new objective for open space should be added.

**Volume 4 Carrigaline MD Recommendation 3:** Chapter 18 Zoning states that the purpose of Green Active (GA) – Active Open Space is to retain and provide for active recreational facilities. Objective ZU18-13 states that “No development other than development which supports Green Infrastructure will be considered in these areas.” The consideration of four dwellings on the northern side of these lands is contrary to the objective. Recommend that these lands be removed from the open space zoning for objective PW-GA-05.

**Volume 4 Carrigaline MD Recommendation 4:** In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 13 and 17.



**Volume 4 Carrigaline MD Recommendation 5:** Objective CL-GR-03, has been updated, consider including wording to ensure that any buildings for community-based organisations are of an appropriate scale and would not result in a substantial loss of open space.

#### Cobh Municipal District – Conclusions and Recommendations

9.7.7 Implementation of the objectives of the Cobh Municipal District would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. . The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 4 Cobh MD Recommendation 1:** Proposal to expand CT-I-01 Carrigtwohill westwards needs further consideration having regard to:

- The expanded settlement boundary would be located approximately 150 metres from Glounthaune’s development boundary and the strategic separation between settlements would be eroded.
- Consideration of the traffic impacts and in particular any impact on N25 upgrade proposals of development of this scale are unclear.

**Volume 4 Cobh MD Recommendation 2:** Further consideration of UEAs / Residential Reserve zoning for Cobh is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not clear that the approach is fully consistent with NPF and RSES.

#### East Cork Municipal District – Conclusions and Recommendations

9.7.8 Implementation of the objectives of the East Cork Municipal District would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Draft Plan through the iterative process and many of the recommendations have already been incorporated into the Draft Plan (see Appendix A). However, consideration should be given to the following further recommendations:

**Volume 4 East Cork MD Recommendation 1:** Consider an objective for a Wastewater Management Strategy for Cork Harbour as set out in RSES.

**Volume 4 East Cork MD Recommendation 2:** Consider a heritage led redevelopment objective for MD-T-07 zoning in Midleton to protect and reuse the protected maltings buildings (NIAH building) as part of redevelopment of the site.

**Volume 4 East Cork MD Recommendation 3:** Consider zoning the pNHA located within the Redbarn settlement as green infrastructure.

**Volume 4 East Cork MD Recommendation 4:** Consider expanding MD-GC-07 zone southwards in Midleton to include the greenfield floodplain.

**Volume 4 East Cork MD Recommendation 5:** Further consideration of UEAs / Residential Reserve zoning in Volume 4 Chapter 3 East Cork is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not clear that the approach is fully consistent with NPF and RSES.

**Volume 4 East Cork MD Recommendation 6:** Consider updating the text in Volume 4 Chapter 3 to recognise the planned role for Midleton train station in RSES as a commuter rail station with enhanced commuter rail service with additional stations and fleet, improved intercity journey times and electrification of fleet.

**Volume 4 East Cork MD Recommendation 7:** Consider extending the YL-GC-20 zone to zone the area of Ballyvergan Marsh pNHA and other wetland habitats as green infrastructure (rather than remaining unzoned as proposed).

**Volume 4 East Cork MD Recommendation 8:** Reconsider suitability of YL-B-04 Youghal zoning as the site is subject to flooding, is located on lands of historic significance associated with the Youghal Brickworks, and is located on sensitive lands directly adjacent to an SAC, pNHA and SPA.

**Volume 4 East Cork MD Recommendation 9:** Consider updating the text of Volume 4 Chapter 3 East Cork to recognise Youghal as a boundary town with significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.

**Volume 4 East Cork MD Recommendation 10:** Reconsider tourist related commercial uses on CY-X-01 site in Cloyne having regard to the architectural heritage character of the curtilage of the site.

#### Macroom Municipal District – Conclusions and Recommendations

9.7.9 Implementation of the objectives of the Macroom MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Volume 4 Macroom MD Recommendation 1:** Regarding objective MM-GA-04 for Macroom Settlement, consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”

**Volume 4 Macroom MD Recommendation 2:** Regarding objective MS-X-02 for Millstreet Settlement, consider an alternative site for a nursing home within the settlement boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.

**Volume 4 Macroom MD Recommendation 3:** Regarding objective B-01 for Coachford Settlement, it is considered that there are available/suitable sites within walking distance of the village centre that could also be considered. Proposed zoning B-01 is a large field located approximately 750m from the village. Reconsider zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.

**Volume 4 Macroom MD Recommendation 4:** Regarding objective DB-02 for Cill na Martra Settlement, in the interests of promoting sustainable travel and given the level of on streetcar parking available consider omitting the requirement for onsite car park from the objective.

**Volume 4 Macroom MD Recommendation 5:** Regarding objective DB-01 for Inniscarra Settlement, the intention of the objective is to refer to Inniscarra Dam - the objective should be updated to clarify this.

## Bandon Kinsale Municipal District – Conclusions and Recommendations

9.7.10 Implementation of the objectives of the Bandon Kinsale MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already been incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Volume 5 Bandon Kinsale MD Recommendation 1:** Regarding objective U-02 for Belgooly, consider expanding the objective to consider a brownfield site in the first instance and to require permeable surface as part of the objective.

**Volume 5 Bandon Kinsale MD Recommendation 2:** Regarding objective GA-01 for Innishannon, consider expanding the objective to include reference to the pNHA ‘Bandon Valley Above Innishannon’ and the Annex 1 Estuary Habitats. They form the southern boundary of this zoning objective and the settlement boundary.

**Volume 5 Bandon Kinsale MD Recommendation 3:** Regarding objective X-01 for Innishannon the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.

**Volume 5 Bandon Kinsale MD Recommendation 4:** Regarding objective X-02 for Innishannon, the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.

**Volume 5 Bandon Kinsale MD Recommendation 5:** Regarding Courtmacsherry, consider zoning all parts of the SAC and SPA within the settlement boundary as Open Space / Green infrastructure in line with AA comments.

**Volume 5 Bandon Kinsale MD Recommendation 6:** Regarding objective KS-GA-02, given application reference O8/9368 has expired, consideration should be given to keeping the zoning boundary intact to protect the sensitive receiving environment of the wetland habitats.

#### West Cork Municipal District – Conclusions and Recommendations

9.7.11 Implementation of the objectives of the West Cork MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Volume 5 West Cork MD Recommendation 1:** Regarding Objective CK-R-02+ for Clonakilty, reconsider the approach to zoning this site given availability of alternative sites which could deliver compact growth as required by the NPF and RSES.

**Volume 5 West Cork MD Recommendation 2:** Regarding Clonakilty and Objective CK-T-01, consider including reference to the Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.

**Volume 5 West Cork MD Recommendation 3:** Regarding Clonakilty, reconsider the approach to zoning greenfield sites within Clonakilty as EBUA (part of CK-R-01, CK-R-02, CK-R-07, part of CK-R-08 (now assigned reference R-07)).

**Volume 5 West Cork MD Recommendation 4:** Regarding Objective DY-R-02 for Dunmanway, reconsider the approach to zoning this greenfield site as EBUA.

**Volume 5 West Cork MD Recommendation 5:** Regarding Objective CR-GO-01 for Castletownbere, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. Whilst the intent of Objective CR-GO-02 is noted, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan it would appear premature to consider any population growth given the level of potential

harm to the receiving environment. Considering this, it is recommended that the allocation of 20 units be reduced.

**Volume 5 West Cork MD Recommendation 6:** Regarding Objective CR-GO-02 for Castletownbere, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 7:** Regarding Objective CR-AG-03 Castletownbere, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.

**Volume 5 West Cork MD Recommendation 8:** Regarding Objective SC-AG-01 and 02 for Schull, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.

**Volume 5 West Cork MD Recommendation 9:** Regarding Objective X-01 for Durrus, this site is 11.4ha and would substantially increase the size of the village and would appear to exceed the allocation of 20 new units referred to within DB-01.

**Volume 5 West Cork MD Recommendation 10:** Regarding Objective GC-04 for Glengarriff, consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.

**Volume 5 West Cork MD Recommendation 11:** Regarding Baltinmore, in line with AA comments the boundary of this settlement overlaps with the Sheep's Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.

**Volume 5 West Cork MD Recommendation 12:** Regarding Objective C-01 for Rosscarbery, this is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative site for a nursing home within

easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.

**Volume 5 West Cork MD Recommendation 13:** Regarding Rosscarbery, in line with AA comments consider zoning the corridor of the Tinneal stream as open space.

**Volume 5 West Cork MD Recommendation 14:** Regarding Objective D-01 for Union Hall, consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.

**Volume 5 West Cork MD Recommendation 15:** Regarding Objective GDO-04 for Dursey Island, in line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.

**Volume 5 West Cork MD Recommendation 16:** Regarding Ardgroom, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 17:** Regarding Ballylickey, in line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.

**Volume 5 West Cork MD Recommendation 18:** Regarding Crookhaven, in line with AA comments, the SPA land within the settlement boundary should be zoned as Open Space, Conservation.

**Volume 5 West Cork MD Recommendation 19:** Regarding Eyeries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. Whilst, the intent of Objective CR-GO-02 is noted, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan it would appear premature to consider any population growth given the level of potential harm to the receiving environment. Considering this, it is recommended that the allocation of 20 units be reduced.

**Volume 5 West Cork MD Recommendation 20:** Regarding Eyeries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.

**Volume 5 West Cork MD Recommendation 21:** Regarding Kilcrohane, in line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.

## **9.8 Monitoring**

9.8.1 The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.

9.8.2 Table 9.5 below sets out a summary of SEA monitoring provisions that are detailed in Chapter 8 of the Environmental Report.



**Table 9.5 SEA Monitoring targets and indicators of the Draft Plan**

Environmental Topic	Targets	Indicators
<p><b>Population and Human Health</b></p>	<ul style="list-style-type: none"> <li>• Promote compact growth including a minimum of 30% of new homes within their existing built up footprint.</li> <li>• Facilitate attractive environments within our urban settlements, utilise brownfield over greenfield sites and resist where possible urban generated rural housing unless genuine need exists.</li> <li>• Increase in the number of green spaces and amenities available to the public.</li> <li>• Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 8 “Economy and Employment”.</li> <li>• No significant deterioration in human health as a result of environmental factors.</li> <li>• Increase the number of active travel routes available to the population.</li> <li>• Avoid developing land which is not likely to be serviced within the lifetime of the Development Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of new homes located inside settlement boundaries.</li> <li>• Population within settlement boundaries.</li> <li>• Proportion of people reporting regular cycling / walking to work/school above 2016 CSO figures</li> <li>• Map the 10 min town concept in main towns.</li> <li>• Number of buildings listed on 2020 vacant and derelict site registers now in use.</li> <li>• Monitor vacancy levels in town centres.</li> <li>• Number of new houses/ employment development built within 1km of the Cork Suburban rail line or within 400m of a high quality bus route.</li> <li>• Amount of (Km) new cycleways provided.</li> <li>• Quantum of accommodation delivered for the Travelling Community.</li> <li>• Quantum of housing delivered for special needs groups such as older people or disabled.</li> <li>• Footfall within both the town centre and the retail core/core shopping area.</li> <li>• Number of regeneration sites progressed.</li> <li>• Number of public realm strategies/town centre health checks carried out over the lifetime of the plan</li> <li>• Number and usage of digital working hubs.</li> </ul>
<p><b>Biodiversity, Flora &amp; Fauna</b></p>	<ul style="list-style-type: none"> <li>• No loss of protected habitats and species during the lifetime of the Plan and seek to restore status where possible</li> <li>• That biodiversity, ecosystem services and green/blue infrastructure provisions are integrated into all decision making across the Plan and within lower level plans, Council internal guidance</li> </ul>	<ul style="list-style-type: none"> <li>• The findings from SEA and AA (as relevant) for policies, plans, programmes etc.</li> <li>• The status of water quality in the County’s water bodies.</li> <li>• The number of developments granted planning permission within designated sites or within the consultation distance of designated sites where the Habitats Directive Assessment process identified potential for impacts.</li> </ul>

**Table 9.5 SEA Monitoring targets and indicators of the Draft Plan**

Environmental Topic	Targets	Indicators
	<p>documents, planning application considerations, and Council-led projects.</p> <ul style="list-style-type: none"> <li>• Seek to protect Margaritifera Sensitive Areas located within and outside of designated SACs.</li> <li>• Support features which function as stepping stones for migration, dispersal and genetic exchange of wild species.</li> <li>• Identify invasive species in the County and develop appropriate management techniques for their control.</li> <li>• Implement a Green Infrastructure Strategy for the County including the protection of green and blue ecological corridors and linkages.</li> <li>• To support the National Biodiversity Action Plan and the All Ireland Pollinator Plan and to implement the actions of the Cork County Biodiversity Action Plan.</li> <li>• That natural capital and ecosystem services be accounted and considered at catchment and individual project level.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of actions achieved in the Cork County Biodiversity Action Plan.</li> <li>• Review and update the Cork County Biodiversity Action Plan (current plan is 2009-2014).</li> <li>• Number of pollinator plans prepared for individual settlements.</li> </ul>
<b>Soil</b>	<ul style="list-style-type: none"> <li>• Minimise the use of greenfield land and ensure 30% of new homes are located within existing built up footprints.</li> <li>• Reduce the rate of land use change on greenfield lands arising from urban sprawl and urban generated rural housing.</li> <li>• Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste.</li> <li>• Ensure sustainable importation of soil.</li> </ul>	<ul style="list-style-type: none"> <li>• % landcover in comparison with 2018 Corine figures.</li> <li>• Number of planning applications granted on brownfield and/or infill sites.</li> <li>• Volume of construction and demolition waste recycled.</li> <li>• Volume of contaminated material generated in comparison with previous years' figures.</li> <li>• Number of designated geological sites and their value.</li> <li>• Number of planning permissions granted and area of land permitted for excavation and extraction of non-renewable sand, gravel and rock deposits.</li> </ul>

**Table 9.5 SEA Monitoring targets and indicators of the Draft Plan**

Environmental Topic	Targets	Indicators
	<ul style="list-style-type: none"> <li>• Identify and map geological sites.</li> <li>• Identify and map contaminated land.</li> </ul>	<p>Number of planning permissions granted and area of land granted for soil importation.</p>
<b>Water</b>	<ul style="list-style-type: none"> <li>• All waters within the plan area to achieve the requirements of the Water Framework Directive and the relevant River Basin Management Plan by 2027.</li> <li>• Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater).</li> <li>• Not to permit development where it would result in a WWTP exceeding the terms of its discharge license.</li> <li>• Promote population growth in areas served by urban wastewater treatment plants and public water supplies in accordance with the National Planning Framework.</li> <li>• Prioritise the inspection of individual septic tanks located within designated WFD Priority Areas for Action and Blue Dot/high status catchments. Support septic tank inspections in accordance with the Domestic Wastewater Treatment Systems National Inspection Plan.</li> <li>• Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into all development proposals.</li> </ul>	<ul style="list-style-type: none"> <li>• The status of water quality in the County’s water bodies and the proportion of good and high status water bodies above 2020 baseline.</li> <li>• Number of households served by urban wastewater treatment plants/ septic tanks/ individual WWTP or other systems.</li> <li>• Number of existing septic tanks inspected, and remediation works undertaken located within designated WFD Priority Areas for Action and/or Blue Dot/high status catchments.</li> <li>• Number of households served by public water supplies.</li> <li>• Number of plants exceeding the Emission Limit Values (ELVs) for Wastewater Treatment Discharge licence set by the EPA.</li> <li>• The number of planning permissions granted in areas at risk of flooding.</li> </ul>
<b>Air and Climate</b>	<ul style="list-style-type: none"> <li>• Provide for increased use of public transport.</li> <li>• Increase number of cycle lanes and pedestrian routes in the plan area.</li> </ul>	<ul style="list-style-type: none"> <li>• % compliance with EPA emission limits for sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter.</li> <li>• % decrease in the number of journeys made by private fossil fuel-based car compared to 2016 figures.</li> </ul>

**Table 9.5 SEA Monitoring targets and indicators of the Draft Plan**

Environmental Topic	Targets	Indicators
	<ul style="list-style-type: none"> <li>• Reduction of private vehicle usage compared to 2016 Census levels.</li> <li>• An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means.</li> <li>• Implement Cork County Council’s Noise Action Plans.</li> <li>• Achieve transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050.</li> <li>• Contribute towards EU GHG emission targets and aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors.</li> <li>• To promote reduced energy consumption and support the uptake of renewable retrofitting of buildings (including heating systems).</li> <li>• Increase the number of air monitoring stations in the County.</li> </ul>	<ul style="list-style-type: none"> <li>• % increase in the number of people reporting regular cycling / walking to school and work above 2016 CSO figures.</li> <li>• Number of applications granted permission for development in areas at risk of flooding.</li> <li>• Number of electric vehicle charging points installed in the County.</li> <li>• Number of Electric Vehicles registered in the county.</li> <li>• Number of new rural bus services or routes.</li> <li>• Number of buildings with a BER rating of B or more as a % of overall building stock.</li> <li>• Number of new air monitoring stations in the County.</li> <li>• Establishment of a decarbonising zone.</li> </ul>
<p><b>Cultural Heritage</b></p>	<ul style="list-style-type: none"> <li>• No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features.</li> <li>• To increase the number of uninhabited and derelict structures that are restored.</li> <li>• Implement the Cork County Heritage Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of or adverse impact on monuments on the Record of Monuments (RMP).</li> <li>• Loss of or adverse impact on protected structures included on the RPS.</li> </ul>

**Table 9.5 SEA Monitoring targets and indicators of the Draft Plan**

Environmental Topic	Targets	Indicators
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Ensure no significant disruption of significant natural or historic/cultural landscapes and features through objectives of the County Development Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of planning permissions granted in areas of high value landscape.</li> <li>• Number of permissions granted within 500m of a scenic route.</li> <li>• Number of houses/permissions on approach roads into towns and villages or within a certain radius of same.</li> </ul>
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>• Promote the retention and reuse of existing building stock as a first preference.</li> <li>• Reduce waste sent to landfill and increase waste sent for recycling and energy generation.</li> <li>• Improvements to existing water and wastewater infrastructure.</li> <li>• An increase in provision of public transport, cycle lanes and pedestrian routes.</li> <li>• Implement the roll out of the National Broadband Plan in County Cork.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of buildings listed on 2020 vacant and derelict site registers activated.</li> <li>• % of waste going to landfill and recycling when compared with 2020 figures.</li> <li>• % of waste used for energy production when compared with 2020 figures.</li> <li>• Number of critical infrastructural projects identified in the CDP completed.</li> <li>• Amount of (Km) new greenways, cycleways and footpaths provided.</li> <li>• km of long distant walks available in the County.</li> <li>• Progress of bus shelter upgrade programme.</li> <li>• Number of households serviced under the National Broadband plan.</li> <li>• % of households with the minimum broadband speed of 30Mbps and % of households with the target broadband speed of 100Mbps.</li> <li>• Amount of funding achieved towards Green and Blue Infrastructure projects.</li> </ul>



**Appendix A:**

**Assessment Tables - Municipal Districts**

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A.1 Fermoy MD.....

A.2 Kanturk Mallow MD .....

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A.4 Cobh MD .....

A.5 East Cork MD .....

A.6 Macroom MD.....

A.7 Bandon Kinsale MD.....

A.8 West Cork MD .....





## Appendix A

- 1.1.1 Tables 7.2 to 7.9 outlines the zoned sites within the Municipal Districts of Fermoy, Kanturk Mallow, Carrigaline, Cobh, East Cork, Macroom, Bandon Kinsale and West Cork, that the SEA assessed as part of the process.
- 1.1.2 Objectives with a '+' after their reference were updated or included after the Pre-Draft Version was assessed.

Table 7.2 Assessment of Fermoy MD							
General Objectives - Fermoy, Mitchelstown and Rathcormac							
Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
<p>FY-GO-01 Plan for development to enable Fermoy to achieve its target population of 8,561 persons. Provide a balance between the provision of housing and employment uses in the town, to support Fermoy's development as an integrated live/work destination.</p> <p>MH-GO-01 Plan for development to enable Mitchelstown to achieve its target population of 4,862 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mitchelstown's development as an integrated live/work destination.</p> <p>RK-GO-01 Within the development boundary of Rathcormac it is an objective to encourage the development of up to 240 houses in the plan period.</p>	PH H AC F		BF F W M A	S L C H	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
<p>MH-GO -03 Support and promote Mitchelstown town centre as the primary and most appropriate location for the expansion of retail development.</p>	PH H, MA, CH			BF F, AC F,	No change considered necessary.	No response required.	No further recommendations.

				S, W, L			
<p>FY-GO-02</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.</p> <p>MH-GO-02</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water</p>	PH H, MA, W, BFF			AC F, S, L, C H	<p>Consider replacing the word harbour in FY-GO-02 and MH-GO-02 with receiving 'waterbody'.</p>	<p>Noted. Amend and change the word Harbour to waterbody.</p>	<p>No further recommendations.</p>

<p>quality in the receiving harbour does not fall below legally required levels.</p> <p>RK- GO-03</p> <p>Appropriate and sustainable water and waste-water infrastructure that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.</p>						
<p>FY-GO-03</p> <p>The boundary of Fermoy overlaps with the River Blackwater Special Area of Conservation and is proximate to the Blackwater Callows Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</p> <p>RK-GO-02</p> <p>The boundary of the village is proximate to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p>	<p><b>PH</b> <b>H,</b> <b>MA,</b> <b>W,</b></p>			<p><b>AC</b> <b>S,</b> <b>L,</b> <b>C</b> <b>H</b> <b>BF</b> <b>F</b></p> <p>Consider a similar general objective for Mitchelstown given it has tributary links to the SAC.</p> <p>Consider strengthening the objective to ensure biodiversity and landscape resources will be protected.</p> <p>Suggested wording to consider: "The green infrastructure, biodiversity and landscape assets of Fermoy include its river corridors, mature trees,</p>	<p>A similar objective is included for Mitchelstown MH-GO-12.</p> <p>Noted objective has been amended and strengthened in the three objectives.</p>	<p>No further recommendations.</p>

				<p>wetlands, woodlands, the River Blackwater Special Area of Conservation and the Blackwater Callows Special Protection Area. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity”.</p>		
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<p>FY-GO-06</p> <p>All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.</p> <p>MH-GO-05</p> <p>All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.</p>	<p>PH H, MA, AC F,</p>			<p>S, L C H W, BF F</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>MH-GO-04</p> <p>All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.</p>	<p>PH H, MA, L CH</p>			<p>S, W, BF F AC F</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>FY-GO-07</p> <p>Support implementation of the Fermoy Traffic Management Study and the Fermoy Walking and Cycling Strategy set out in Active Travel Towns.</p>	<p>PH H, MA, AC F,</p>			<p>S, L C H W,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

MH-GO-07 Support implementation of the Mitchelstown Traffic Management Plan.				<b>BF</b> <b>F</b>			
FY-GO-08 Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town Centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.  MH-GO-06 Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.	<b>PH</b> <b>H, L</b> <b>CH</b>			<b>S,</b> <b>W,</b> <b>BF</b> <b>F</b> <b>M</b> <b>A,</b> <b>AC</b> <b>F,</b>	No change considered necessary.	No response required	No further recommendations.
FY-GO-09 Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.	<b>PH</b> <b>H,</b> <b>AC</b> <b>F,</b> <b>L,</b> <b>MA,</b>			<b>S,</b> <b>C</b> <b>H</b> <b>W,</b> <b>BF</b> <b>F</b>	No change considered necessary.	No response required	No further recommendations.

<p>MH-GO-08</p> <p>Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.</p>						
<p>FY-GO-10</p> <p>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective xx in Section x of this Plan. In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development, and its potential impact on the defended area in particular.</p> <p>MH-GO-09</p> <p>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan.</p> <p>RK-GO-04</p> <p>Part of the settlement is at risk of flooding. See objective XX for guidance.</p>	<p>PH H,</p>		<p>W, BF F, M A,</p>	<p>S, AC F, L, C H</p> <p>Full SEA to be completed following SFRA.</p>	<p>Noted.</p>	<p>Further comments pending completion of updated SFRA.</p>
<p>FY-GO-11</p>	<p>PH H,</p>			<p>S,</p> <p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>



<p>In accordance with Objective WS XX of Chapter XX of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity, and habitat enhancements as appropriate.</p> <p>MH-GO-10 In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity, and habitat enhancements as appropriate</p>	<p>W, BFF , MA,</p>			<p>AC F, L, C H</p>			
<p>FY-GO-12 Support the expansion of primary and post primary education facilities in the town.</p> <p>MH-GO-11 Support the expansion of primary and post primary education facilities in the town.</p>	<p>PH H, AC F,</p>			<p>S, L, C H W, BF F, M A</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

Additional SEA Comments/ Recommendations	Planning Authority Response	SEA Conclusion
Consider identifying/ mapping any Trees in the Municipal District that have a Tree Protection Order (TPO) and include details of the TPOs in the general text.	There are no tree protection orders in Fermoy MD.	No further recommendations.
The existing business zoned site located on the bank of the River Blackwater, to the north of FY-T_04, is located partially within the Blackwater SAC with hydrological links to the SAC. The site is also located entirely in Flood Zone A. The expansion of the commercial zoning on this site to include the previous Town Council Mapped open space area (including riparian margins) is not supported. Consider revising the zoning to align with the C-03 commercial zoning and the open space zoning in the former Town Council Map. In addition, consider an objective for the site to manage the operation and potential expansion of the existing use and buildings on the site and to ensure that there would be no adverse impacts on the Blackwater SAC. Also consider an objective to protect the existing monument (Corn Mill) on the site.	Agreed. Changes made to zoning. Extension of FY-GC-11 between river and car park.	No further recommendations.
Consider revising the terminology from 'Open space' objectives to 'Green Infrastructure' Objectives to align with the GI zonings set out in Chapter 18 Zoning and Land Use.	The term Open Space has been amended to Green infrastructure.	No further recommendations.
Consider objective and qualifying criteria for FY GB-B and MH-GB2 as they do not appear to be covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.	FY-GB-B and MH-GB2 no longer appear on the map. They were a typo on the map.	No further recommendations.

Fermoy - Specific Zoning Objectives								
Old LAP site reference in red								
Old Town Council reference in Green								
Objective	Objective Wording	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
<b>Residential</b>								
FY-R-01 (FY-R-04)	Medium A density residential development and the option of provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20 m minimum should be provided along the eastern site boundary. A buffer of 50 metres from the northern boundary of	PHH			MA, W, S, ACF, CH, L BFF	<p>Soil contamination is possible from the legacy landfill (Pike Landfill) abutting the northern boundary of the site. Consider an objective that the ground within site FY-R-01 be appropriately assessed for contamination and remediated as required prior to the commencement of building works.</p> <p>The local habitat mapping indicates habitats close to or within the site including the River Blackwater corridor – consider including an objective to protect those habitats and to support/enhance a link to the River and to the ecological corridor to the east.</p> <p>This site is identified for a new school - consider an objective to commit to improving pedestrian and cycle links to</p>	<p>This issue with the landfill has been adequately flagged in the FY-R-04 objective. Any further issues can be identified at the project stage.</p> <p>An additional paragraph has been included in second draft. “Existing habitats on site shall be protected / enhanced and incorporated into a new development. Consideration should be given to the site’s proximity to the River Blackwater &amp; Tributaries corridor local biodiversity area.”</p>	No further recommendations.

	<p>the site is to be provided due to the presence of a legacy landfill. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p>				<p>the town centre with any proposed school development (given the existing connectivity is poor with narrow footpaths and no cycle lane etc.)</p>	<p>The issue with improving pedestrian and cycle links has been addressed in FY-GO-06.</p>		
<p>FY-R-02 (R-04)</p>	<p>Medium A density residential development including the</p>	<p><b>PHH,</b> <b>MA,</b> <b>ACF</b></p>			<p><b>CH,</b> <b>L</b> <b>BFF,</b> <b>W,</b> <b>S,</b></p>	<p>The site contains national monument CO05448. Consider an objective to protect and incorporate it into the design of any new development on the site.</p>	<p>Include an additional sentence. "Development proposals should ensure the protection of national</p>	<p>No further recommendations.</p>

	option to provide a hotel at the western side of the site with frontage onto Richmond Hill. Provision for pedestrian link between the lands to the east and the public road to be provided.						monument COO5448 on site.”	
FY-R-03	Medium A density residential development. Proposals shall include provision for pedestrian and cycle connectivity from the open space and new residential lands to the	<b>PHH, MA, ACF</b>			<b>CH, L BFF, W, S,</b>	No change considered necessary.	No response required	No further recommendations.

	west and south west through this development.							
FY-R-04	<p>Medium B density residential development. The scheme shall provide development of active open space to include playing pitches. Proposals shall include provision for pedestrian and cycle connectivity from the development to link in with the open space and new residential</p>	<p><b>MA,</b> <b>PHH</b></p>		<p><b>ACF</b></p>	<p><b>CH,</b> <b>L</b> <b>BFF,</b> <b>W,</b> <b>S,</b></p>	<p>Compact growth required by NPF and RSES- it is recommended that this zoning be reconsidered given the location of the site at the edge of the settlement. It is a greenfield site and there are other greenfield sites available in the existing built up area e.g. site directly north of FY-GC-04 or the undeveloped portion of lands to the south west of FY-R-05 (previously identified as a greenfield site in the LAP Ref FY-R-01) and the site south of FY-GC-01 (previously identified as a greenfield residential site FY-R-05 in the LAP). The green infrastructure site FY-GA-02 is located 270m from the site which appears to provide ample grounds for playing pitches, active open space etc.</p>	<p>Noted. Site to be retained. Development could happen on this site in the short term. Retain proposal for playing pitches.</p>	<p>Compact growth is required by NPF and RSES- Review the zoning of FY-R-04 in Fermoy given the location of the site at the edge of the settlement and the availability of greenfield lands within the existing built footprint.</p>

	lands to the north east.							
FY-R-05 (FY-R-09)	Medium A density residential development. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.	<b>MA, PHH</b>		<b>ACF</b>	<b>CH, L BFF, W, S,</b>	<p>Compact growth required by NPF and RSES- it is recommended that this zoning be reconsidered given the peripheral location of the site i.e. approximately 2.5km by road/footpath to the town centre. It is a greenfield site and there are other greenfield sites that appear to be available in better locations in the existing built up area e.g. site directly north of FY-GC-04 or the undeveloped portion of lands to the south west of FY-R-05 (previously identified as a greenfield site in the LAP Ref FY-R-01) and the site south of FY-GC-01 (previously identified as a greenfield residential site FY-R-05 in the LAP).</p> <p>The local habitat mapping identifies a pond in the north-western corner of the site. Consider including an objective to retain and incorporate this into any new development as a landscape feature or Suds design.</p>	<p>Noted. However, site to be retained.</p> <p>Include additional sentence to objective "Proposals for development should consider incorporating the existing pond on site as part of the SUDs solution for the site."</p>	<p>Compact growth is required by NPF and RSES- Review FY-R-05 zoning in Fermoy given the peripheral location of the site i.e. approximately 2.5km walk/cycle to the town centre. It is a greenfield site and there are other greenfield sites that appear to be available in better locations in the existing built up area.</p>

<b>Business</b>								
FY-B-01 (FY-B-01)	This site is suitable for small to medium sized industrial uses, light industrial uses and, subject to a sequential test, non-retail general offices. The provision of a hotel at the eastern end of the site with frontage onto the Dublin Road, would also be acceptable in principle	MA, PHH		ACF	CH, L BFF, W, S,	The site contains a pond on the eastern side of the site which is identified in the local habitat mapping. There is a bridge access over the pond into the site. Consider if this should be flagged in the objective.	Include additional sentence to the objective:  "Proposals for development should consider incorporating the existing pond on site as part of the SUDs solution for the site."	No further recommendations.
FY-B-02 (FY-B-02)	This site is suitable for light industry,	MA, PHH		ACF	CH, L BFF,	This site appears to be landlocked with no direct access to a road. Consider suitability of zoning.	Site does not appear to be landlocked. Access could be created via	No further recommendations.



	wholesaling trade showrooms, incubator units, car showrooms and retail warehousing.				<b>W, S,</b>		existing laneway south of Blackwater Motors Ltd, via St Bernard Place or thirdly through FY-B-01.	
FY-B-03 (FY-B-03)	The site is suitable for wholesaling trade rooms, retail showrooms and retail warehousing.	<b>MA, PHH</b>		<b>ACF</b>	<b>CH, L BFF, W, S,</b>	No change considered necessary.	No response required	No further recommendation.
FY-B-04 (FY-B-04)	Business use to accommodate light industry, wholesaling trade showrooms, incubator units.	<b>MA, PHH</b>		<b>ACF</b>	<b>CH, L BFF, W, S,</b>	No change considered necessary.	No response required	No further recommendations.
FY-B-05	Business Use Development		<b>MA, PHH</b>	<b>ACF</b>	<b>CH, L</b>	Reconsider zoning this brownfield site for sustainability reasons given the long	Noted. This site is to remain.	Review FY-B-05 zoning in Fermoy for

(FY-B-05)	Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit Required.				<b>BFF, W, S,</b>	distance and lack of connectivity to the settlement boundary.		sustainability reasons given the long distance and lack of connectivity to the settlement boundary.
<b>Industry</b>								
FY-I-01 (FY-I-01)	To facilitate expansion of existing industrial use. Proposals	<b>MA, PHH</b>	<b>BFF</b>		<b>CH, L, W, S, ACF</b>	This site includes the Strawhall & Rath-Healy Ecological Corridor along the western boundary as identified in the local habitat mapping. Consider including an objective to reflect this.	This site is zoned to facilitate the expansion of an existing industrial use. Zoning to be retained.	No further recommendations.

	shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.					Poor connectivity with the town centre-zoning may not support compact growth.	Include an additional sentence. "Proposals for development should provide for a buffer along the western boundary to protect the Strawhall & Rath-Healy Ecological Corridor."	
FY-I-02 (FY-I-02)	Industrial uses suitable for stand-alone industry or light industrial and warehousing use. This site is also a suitable option for a hotel	<b>MA, PHH</b>			<b>CH, L BFF, W, S, ACF</b>	No change considered necessary.	No response required	No further recommendations.

	fronting onto the Cork Road.							
FY-I-03 (FY-I-03)	Industrial uses including warehousing and distribution. A traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site. ^		<b>PHH MA</b>	<b>ACF</b>	<b>CH, L BFF, W, S,</b>	The location (at a distance from the town centre) and the substantial quantum of industrial zoned land on this greenfield site could be reconsidered in the interests of supporting compact growth.	Noted. No change to this zoning at this time.	Review FY-I-03 zoning in Fermoy in the interests of compact growth having regard to the long distance from the town centre and the substantial quantum of industrial zoned land on this greenfield site.
<b>Town Centre</b>								
FY-T-01	Existing Town Centre, the primary location for retail and other mixed uses	<b>CH, PHH</b>		<b>W MA,</b>	<b>BFF, ACF, S, L</b>	This TC zone is located entirely in Flood Zone A. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	that provide goods and services to the public. Preferred location for new retail development. *							
FY-T-02 (TC-01)	To cater for the sequential expansion of the town centre. Development to comprise a balanced and appropriate mix of town centre uses, and to provide for adequate connectivity and permeability with other	CH, PHH, ACF,		W MA,	BFF, S, L	This TC zone is located entirely in Flood Zone A. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	town centres zones . * ^							
FY-T-03 (TC-02)	To facilitate the sequential expansion of existing town centre. Development to comprise a balanced and appropriate mix of town centre uses and to provide for adequate connectivity and permeability with other town centres zones . * ^	CH, PHH, ACF, MA,			BFF, S, L W	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
FY-T-04 (TC-01)	To cater for the sequential expansion of the town centre.	CH, PHH, ACF,		W MA,	BFF, S, L	This TC zone is located in Flood Zone A. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	Development to comprise a balanced and appropriate mix of town centre uses and to provide for adequate connectivity and permeability with other town centres zones. * ^							
FY-T-05	Neighbourhood Centre.	CH, PHH, ACF,			BFF, S, L, W, MA	No change considered necessary.	No response required	No further recommendations.
<b>Community</b>								
FY-C-01 (E-01)	Existing recreation open space retained	MA, PHH, ACF			BFF, CH S, L, W,	No change considered necessary.	No response required	No further recommendations.

<b>Open Space Objectives</b>								
FY-GR-01 (O-04)	Town Park and Amenity Area.	MA, PHH, ACF			BFF, CH S, L, W,	No change considered necessary.	No response required	No further recommendations.
FY-GA-01	Open space containing an existing sporting amenity.	MA, PHH, ACF			BFF, CH S, L, W,	No change considered necessary.	No response required	No further recommendations.
FY-GA-02	Open Space containing existing sport pitches.	MA, PHH, ACF			BFF, CH S, L, W,	No change considered necessary.	No response required	No further recommendations.
FY-GA-03 (O-01)	Playing Pitches and park for leisure use and having regard to protected	MA, PHH, ACF			BFF, CH S, L, W,	No change considered necessary.	No response required	No further recommendations.



	structures on or bordering the site, and the site's status as an Architectural Conservation Area.							
FY-GA-04 (O-02)	Playing Pitches and park for leisure use and having regard to the protected structures on or bordering the site, and the site's status as an Architectural Conservation Area.	<b>MA, PHH, ACF</b>			<b>BFF, CH S, L, W,</b>	No change considered necessary.	No response required	No further recommendations.
FY-GA-05 (O-03)	Playing pitches and park for leisure use and having	<b>MA, PHH, ACF</b>			<b>BFF, CH S,</b>	No change considered necessary.	No response required	No further recommendations.

	regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area, having due regard to existing uses on site.				<b>L,</b> <b>W,</b>			
FY-GC-01	Open space for informal public recreation. Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not	<b>MA,</b> <b>PHH,</b> <b>ACF</b>			<b>BFF,</b> <b>CH</b> <b>S,</b> <b>L,</b> <b>W,</b>	Consider broadening this objective to recognise the value of the site in supporting habitats of ecological value.  Suggested wording: "Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development".	Noted. Amendment made to objective.	No further recommendations.

	<p>suitable for development. Regard is to be had to the protection of otters and otter breeding sites and resting places along the riverside. Part of these lands are in the flood plain.</p> <p>*</p>							
FY-GC-02	<p>Open space. Parts of this zone are within the River Blackwater Special Area of Conservation and these areas are not suitable for</p>	<p>MA, PHH, ACF</p>			<p>BFF, CH S, L, W,</p>	<p>Consider broadening this objective to recognise the value of the site in supporting habitats of ecological value.</p> <p>Suggested wording: "Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development".</p>	<p>Noted. Amendment made to objective.</p>	<p>No further recommendations.</p>

	<p>development.</p> <p>In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. Part of these lands are in the flood plain.</p> <p>*</p>							
FY-GC-03	<p>Open space. Parts of this zone are within the River Blackwater Special Area of Conservation and these areas are not suitable for</p>	<p>MA, PHH, ACF</p>			<p>BFF, CH S, L, W,</p>	<p>Consider broadening this objective to recognise the value of the site in supporting habitats of ecological value.</p> <p>Suggested wording: "Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development".</p>	<p>Noted Amend Objective to say: "Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are</p>	<p>No further recommendations.</p>

	<p>development.</p> <p>In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. Part of these lands are in the flood plain.</p> <p>*</p>						generally not suitable for development”.	
<p>FY-GC-04 (O-07)</p>	<p>To be reserved for open space. This site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater</p>	<p><b>MA,</b> <b>PHH,</b> <b>ACF</b></p>			<p><b>BFF,</b> <b>CH</b> <b>S,</b> <b>L,</b> <b>W,</b></p>	<p>Consider broadening this objective to recognise the value of the site in supporting habitats of ecological value.</p> <p>Suggested wording: “Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development”.</p>	<p>Noted amend objective to use suggested wording.</p>	<p>No further recommendations.</p>

	<p>River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. These lands are in the flood plain and incorporate flood defences for the town.</p> <p>*</p>							
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<p>FY-GC-05 (O-05)</p>	<p>This site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river</p>	<p><b>MA, PHH, ACF</b></p>		<p><b>BFF</b></p>	<p><b>CH S, L, W,</b></p>	<p>The northern edge of the GC zone near Rathealy Road does not appear to align with the SAC boundary. Consider revising.</p> <p>Consider extending part of the GC zone (northwards from Sunnybank House as far as FY-R-01) to incorporate the contiguous site WD5 / GA2 identified as having scattered trees / Amenity grassland in the local habitat mapping.</p> <p>Consider broadening this objective to recognise the sites wider ecological value. Suggested wording: "Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development".</p>	<p>No change at this stage to the GC zoning, there is existing houses on this land.</p> <p>Amendment made to the wording of the objective.</p>	<p>FY-GC-05 Fermoy near Rathealy Road does not appear to align with the Special Area of Conservation (SAC) boundary. Consider revising to ensure the SAC located within the settlement boundary is fully zoned as green infrastructure.</p>
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	side. These lands are in the flood plain. *							
FY-GC-06	Open space and amenity area. There may be an opportunity to provide connectivity between new residential areas to the east and west of the site. .	<b>PHH, AC, BFF</b>			<b>CH S, L, W, MA,</b>	No change considered necessary.	No response required.	No further recommendations.
FY-GC-07	Agriculture. This site makes a significant contribution to the setting of Fermoy. *	<b>PHH, ACF, BFF</b>			<b>CH MA, S, L, W,</b>	No change considered necessary.	No response required.	
FY-GC-08	This site makes a significant contribution to	<b>PHH, ACF, BFF</b>			<b>CH MA, S,</b>	Consider broadening this objective to include reference to the wider ecological values of the site. Suggested wording: "Parts of this zone are within the	Amendment made to the wording of the objective.	No further recommendations.



	<p>the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side.</p> <p>*</p>				<p><b>L,</b> <b>W,</b></p>	<p>Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, shall be protected. They are generally not suitable for development”.</p>			
<p><b>Utility Objective</b></p>									

FY-U-01	Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY-GO-03 applies	<b>PHH, MA</b>		<b>CH</b>	<b>S, BFF L, W, ACF,</b>	The proposed road is also in close proximity to National Inventory of Architectural Heritage site - it would run directly adjacent to Saint Patrick's Community Hospital which is on the NIAH. Consider reference to the adjacent NIAH property and protection of its landscaped setting.	There is no need to reference the NIAH property in the objective.	No further recommendations.
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### Mitchelstown - Specific Zoning Objectives

Old LAP site reference in red

Residential		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
MH-R-01	Medium B density residential development with a buffer for the broadleaved woodland along the southern boundary. Retention of attractive stone wall and mature trees on the site boundary will be required.	PHH ACF,			CH S, L, W, MA, BFF	No change considered necessary.	No response required.	No further recommendations.
MH-R-02 (MH-R-05)	Medium B density residential development.	PHH ACF,			CH S, L, W, MA, BFF	No change considered necessary.	No response required.	No further recommendations.
MH-R-03 (MH-R-06)	Medium B density residential development.	PHH ACF,			CH S, L, W, MA, BFF	No change considered necessary.	No response required.	No further recommendations.
MH-R-04 (MH-R-07)	Medium B density residential development to include provision for a relief road.	PHH		MA, ACF,	CH S, L, W, BFF	Consider appropriateness of zoning compatibility with relief road.	It is considered the road and the zoning are appropriate. The road can have appropriate set back from any development.	No further recommendations.

						<p>Inclusion of pedestrian and cycle infrastructure should be highlighted as a key priority for the site.</p> <p>Local biodiversity mapping identifies GS4 - Wet grassland area in the northwestern corner of the site in the location of the relief road. Consider including in objective.</p>	<p>There is no need to include pedestrian and cycle infrastructure in the objective. It is already addressed in the general objectives.</p> <p>Include additional sentence to the objective:  “Medium B density residential development to include provision for a relief road.  Existing habitats on the north western corner of the site should also be protected/enhanced and incorporated into a new development”</p>	
MH-R-05 (MH-R-08)	Medium B density residential development to include provision for a relief road.	PHH		MA, ACF,	CH S, L, W, BFF	<p>Consider appropriateness of zoning compatibility with relief road.</p> <p>Inclusion of pedestrian and cycle infrastructure should be highlighted as a key priority for the site.</p>	<p>It is considered the road and the zoning are appropriate. The road can have appropriate set back from any development.</p> <p>There is no need to include pedestrian and cycle infrastructure in the</p>	No further recommendations.

							objective. It is already addressed in the general objectives.	
MH-R-06 (MH-R-13)	Medium B density residential development to respect protected structure Ballinwillin House, RPS ID – 00104. The riparian margins along the Gradoge river will need to be retained to protect this important ecological corridor.	PHH ACF,		BFF	CH MA, S, L, W,	Consider expanding the objective to include retention of the mature trees and hedgerows and recognise the sites location close to the river and Ballinwillin local biodiversity area.	Include additional sentence in red below: Medium B density residential development to respect protected structure Ballinwillin House, RPS ID – 00104. The riparian margins along the Gradoge river will need to be retained to protect this important ecological corridor. Mature trees and hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.	No further recommendations.
<b>Business</b>								
MH-B-01	Business Uses.	PHH ACF,			CH MA, S, L, W,	No change considered necessary.	No response required.	No further recommendations.

					<b>BFF</b>			
MH-B-02	Business Uses. ^	<b>PHH</b> <b>ACF,</b>			<b>CH</b> <b>MA,</b> <b>S,</b> <b>L, W,</b> <b>BFF</b>	No change considered necessary.	No response required.	No further recommendations.
<b>Industry</b>								
MH-I-01 (MH-I-01)	Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed, and landscaped. ^	<b>PHH</b>			<b>CH</b> <b>MA,</b> <b>S,</b> <b>L, W,</b> <b>BFF</b> <b>ACF,</b>	No change considered necessary.	No response required.	No further recommendations.
MH-I-02 (MH-I-02)	Lands reserved for expansion of the existing food- related industry with access via the existing complex.	<b>PHH</b>		<b>W,</b> <b>MA,</b>	<b>CH</b> <b>S,</b> <b>L,</b> <b>BFF</b> <b>ACF</b>	Site is located partly in the floodplain– Full SEA to be completed following SFRA.  Consider that existing habitats on site should also be protected/enhanced and incorporated into a new development. Consideration should also be given to the site’s proximity to the River Gradoge local biodiversity area.	Noted.  Include additional sentence with objective: Lands reserved for expansion of the existing food- related industry with access via the existing complex. Existing habitats on site shall also be protected/enhanced and incorporated into a new development. Consideration	Further comments pending completion of updated SFRA.

							should also be given to the site's proximity to the River Gradoge local biodiversity area.	
MH-I-03 (MH-I-05)	Industry ^	PHH,		W, BFF	CH MA, S, L, ACF,	Site is partly located in Flood zone A – Full SEA to be completed following SFRA.  The site has hydrological connections via the Gradoge tributary river to River Blackwater (SAC).	Noted.	Further comments pending completion of updated SFRA.
MH-I-04 (MH-I-07)	Industry ^	PHH,		ACF, MA	CH, S, L, W, BFF	The site is 1.7km from the nearest bus stop and the town centre. Reconsider zoning in the context of achieving compact growth and the extent of industry zoned land in the settlement.	Noted, site to be retained for now.	Site MH-I-04 in Mitchelstown is 1.7km from the nearest bus stop and the town centre. Reconsider zoning in the context of achieving compact growth and the extent of industry zoned land in the settlement.
MH-I-05	Industry. Access to this site is to be from the regional road to its west.	PHH			CH MA,	No change considered necessary.	No response required.	No further recommendations.

(MH-I-04)					S, L, W, BFF ACF,			
MH-I-06 (MH-I-06)	Industry ^	PHH,		ACF, MA	CH, S, L, W, BFF	Site is 1.2 kms from the town centre and the nearest bus stop.  Reconsider zoning in the context of achieving compact growth and the extent of industry zoned land in the settlement	Noted. Site to be retained for now.	Site MH-I-06 in Mitchelstown is 1.2 kms from the town centre and the nearest bus stop.  Reconsider zoning in the context of achieving compact growth and the extent of industry zoned land in the settlement
<b>Town Centre</b>								
MH-T-01	Existing Town Centre	PHH		L, CH	MA, S, W, BFF ACF	Given the extent of dereliction and vacancy in Mitchelstown consider a stronger objective here to reflect the need for regeneration, compact growth etc.	Expand objective,  "Existing Town Centre. Encourage development on derelict and vacant sites to help consolidate and strengthen the town centre."	No further recommendations.
<b>Community</b>								



MH-C-01 (MH-C-01)	To allow for expansion of existing educational use on adjacent site and / or similar development.	PHH MA,		CH	S, W, BFF ACF L,	There are a number of recorded sites and monuments and NIAH buildings on the site. Consider expanding objective to include this.	Reword objective: To allow for expansion of existing educational use on adjacent site and / or similar development while preserving and protecting the archaeological and architectural heritage of the area.	No further recommendations.
MH-C-02 (MH-C-02)	To allow for expansion of existing educational use on adjacent site and / or similar development.	PHH MA,			S, W, BFF ACF L, CH	No change considered necessary.	No response required.	No further recommendations.
MH-C-03 (MH-C-03)	New school site.	PHH MA,		L, CH	S, W, BFF ACF	The NIAH has given significance to the wall along the boundaries as it belongs to the former Mitchelstown Castle. Consider expanding objective to include this.	Included additional sentence to objective: "New school Site. The former wall boundary, belonging to the former Mitchelstown Castle is of NIAH significance and will need to retain and incorporated in any development on this site"	No further recommendations.
MH-C-04	To facilitate expansion of existing cemetery.	PHH MA,		CH L,	S, W,	Site contains recorded sites and monuments. Consider	Included additional sentence to objective:	No further recommendations.

(MH-C-04)					<b>BFF</b> <b>ACF</b>	expanding objective to reflect this.	“To facilitate expansion of existing cemetery, having regard for any recorded site and monuments in the area.”	
<b>Utility/Infrastructure</b>								
MH-U-01 (MH-U-01)	Town Centre car park.	<b>PHH</b>	<b>BFF</b> <b>L,</b>	<b>MA,</b> <b>ACF,</b> <b>W</b>	<b>CH</b> <b>S,</b>	This is a key ecological site in the town identified as Ballinwillin local biodiversity area in the local habitat mapping. The site is located adjacent to the river which has tributary links to the River Blackwater SAC. There are also two smaller streams to the north and centre of the site connecting to Gradoge River. The site contains significant mature trees and is located entirely within Flood Zone A. Reconsider zoning to green infrastructure.	Expand MH-GC-05 zoning to include all of the U-01.	No further recommendations.
MH-U-02	Develop and maintain pedestrian walk.	<b>PHH</b> <b>ACF</b> <b>MA</b>			<b>CH</b> <b>S,</b> <b>L, W,</b> <b>BFF</b>	No change considered necessary.	No response required.	No further recommendations.

MH-U-03	Relief road.	PHH		MA, ACF,	CH S, L, W, BFF	Consider expanding the objective to recognise pedestrian and cycle infrastructure as a priority and consider adjacent noise buffer zones for new residential development.	No need to expand objective for pedestrian and cycle infrastructure. It is covered under MH-GO-05.	No further recommendations.
<b>Open Space</b>								
MH-GC-01	Open Space with provision for an amenity walk. The site is forested, forms part of the northern edge of the Mitchelstown Architectural Conservation Area, is within the grounds of King's Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. The Mitchelstown Castle Woodlands & Wetlands on this site comprises of complex several semi-natural habitats of special conservation importance in County Cork. There is a general presumption against the development of this site.	PHH ACF MA L, CH			W, BFF S,	No change considered necessary.	No response required.	No further recommendations.

MH-GC-02	Agriculture.	<b>ACF</b> <b>L,</b>			<b>W,</b> <b>BFF</b> <b>S,</b> <b>PHH</b> <b>MA</b> <b>CH</b>	Reconsider the objective to be compatible with the GC zoning.	Objective has been changed to "Reserved for Green Infrastructure-Conservation"	No further recommendations.
MH-GC-03	Old Dublin Road Grasslands, a habitat of Special Conservation Importance. This area of land has been zoned for Green Conservation to protect the important ecological corridor.	<b>PHH</b> <b>BFF</b> <b>ACF</b> <b>L,</b>			<b>W,</b> <b>S,</b> <b>CH</b> <b>MA</b>	No change considered necessary.	No response required.	No further recommendations.
MH-GC-04	Agriculture *	<b>ACF</b>		<b>CH</b> <b>L,</b>	<b>W,</b> <b>BFF</b> <b>S,</b> <b>PHH</b> <b>MA</b>	Reconsider the objective to be compatible with the GC zoning.  The site also has a number of recorded sites and Monuments. Consider expanding objective to reflect this.	Objective has been changed to "Reserved for Green Infrastructure-Conservation"	No further recommendations.
MH-GA-01	Reserved for open space and extension to existing sports facility or similar type active open space uses.	<b>ACF</b> <b>L,</b>			<b>W,</b> <b>BFF</b> <b>S,</b> <b>PHH</b> <b>MA</b> <b>CH</b>	No change considered necessary.	No response required.	No further recommendations.

MH-GA-02	Reserved for open space and to expand the adjacent existing sports facilities.		ACF	L,	W, BFF S, PHH MA CH	Consider suitability of site for expanding sports facilities here given the site is isolated from the town centre with poor connectivity and would not support compact growth.	Noted. This is the site of the existing GAA pitch, No change to zoning.	No further recommendations.
MH-GR-01	Open Space, Town Park type uses.	PHH BFF ACF L,			W, S, CH MA	No change considered necessary.	No response required.	
<b>Agriculture</b>								
MH-AG-01	Agriculture	L,	ACF MA		W, BFF S, PHH CH	Site zoning/use segregates the industrial and business zones from the town centre and adjacent residential areas. Reconsider suitability of zoning in interests of compact growth.	Noted. This land was previously zoned as residential in the LAP 2017. It is surplus to requirements as of now but may be needed at a later stage. no change to the agriculture zoning.	No further recommendations.
MH-AG-02	Agriculture	ACF L,			W, BFF S, PHH MA CH	No change considered necessary.	No response required.	No further recommendations.

MH-AG-03	Agriculture	ACF L,			W, BFF S, PHH MA CH	No change considered necessary.	No response required.	No further recommendations.
MH-AG-04	Agriculture	ACF L,			W, BFF S, PHH MA CH	No change considered necessary.	No response required.	No further recommendations.

<b>Rathcormac- Specific Zoning Objectives</b>								
Old LAP site reference in red								
<b>Residential</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
R-01	Medium B density residential development.	PHH,		ACF	CH S, L, W, MA, BFF	Given the adjacent cul-de-sac layout consider expanding this objective to ensure pedestrian and cycle links are provided into the existing adjacent residential area to facilitate compact growth and permeability.	Noted. The zoning objective will not be expanded. However, an additional General objective will be included for Rathcormack.	No further recommendations.

						<p>RK-GO-05</p> <p>“All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate”</p>		
R-02	Medium B density residential development.	PHH ACF,			CH S, L, W, MA, BFF	Reconsider zoning given location of the site, the quantum of sites available in the existing built up area. Site may not support compact growth.	Noted. No change to residential zoning at this stage. The site has planning permission.	Review R-02 Rathcormac given the location of the site and the quantum of residential sites available in the existing built up

								area. Site may not support compact growth.
R-03	Medium B density residential development.	PHH,		ACF	CH S, L, W, MA, BFF	Given the adjacent cul-de-sac layout consider expanding this objective to ensure pedestrian and cycle links are provided into the existing adjacent residential area to facilitate compact growth and permeability.	Noted. The zoning objective will not be expanded. However, an additional General objective will be included for Rathcormack.  RK-GO-05 "All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of	No further recommendations.



							existing footpaths and provision of facilities for cyclists, as appropriate”	
<b>Business</b>								
B-01 (B-01)	Business Uses.	PHH, MA,		ACF	CH S, L, W, BFF	No change considered necessary.	No response required.	No further recommendations.
<b>Town Centre</b>								
T-01	Existing Village Centre	PHH ACF,		W,	CH S, L, MA, BFF	Site is located in Flood Zone A. Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA
T-02	Existing Village Centre	ACF PHH,			CH S, L, W, MA, BFF	No change considered necessary.	No response required.	No further recommendations.
<b>Community Facilities</b>								
C-01	Provision for community facilities and uses to support residential development.	PHH MA,,			CH S, L, W,	Consider expanding this objective to provide pedestrian and cycle links through the site to the adjacent GAA pitch to the east.	Noted. The zoning objective will not be expanded. However, an additional General	No further recommendations.

					<b>BFF ACF</b>		<p>objective will be included for Rathcormack.</p> <p>RK-GO-05          “All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate”</p>	
C-02 (C-02)	Provision for community facilities and uses to sport residential development. *	<b>PHH MA,,</b>			<b>CH S, L, W, BFF ACF</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

<p>C-03 (C-03)</p>	<p>Car Park to support services in the vicinity. *</p>	<p>PHH MA,,</p>	<p>ACF</p>		<p>CH S, L, W, BFF</p>	<p>Full SEA to be completed following SFRA.</p> <p>Consider expanding this objective to provide pedestrian and cycle links through the site to connect the town centre and the adjacent GA-02 playing pitches.</p>	<p>Noted.</p> <p>The zoning objective will not be expanded. However, an additional General objective will be included for Rathcormack.</p> <p>RK-GO-05 “All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate”</p>	<p>No further recommendations.</p>
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Open Space								
GA-01 (O-03)	Sports ground.	PHH MA,,			CH S, L, W, BFF ACF	No change considered necessary.	No response required.	No further recommendations.
GA-02	Playing Pitches.	PHH MA,,			CH S, L, W, BFF ACF	No change considered necessary.	No response required.	No further recommendations.
GR-01 (O-01)	Open Space including village park and playground.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required.	No further recommendations.
GC-01 (O-02)	Open space to preserve the setting of the church and graveyard. *	PHH MA, CH			S, L, W, BFF ACF	No change considered necessary.	No response required.	No further recommendations.
GC-02	Open space. The area is situated in the floodplain of the Shanowen River and should be retained free from development. There may be an opportunity in the future to include provision for a river side walk. *	PHH MA,,		BFF	CH S, L, W, ACF	Consider expanding GC zone to continue along the river corridor.	Noted. the zoning has been expanded to create buffer along the river corridor.	No further recommendations.

Utilities								
U-01	Provision of riverside walk.	PHH MA,,		BFF	CH S, L, W, ACF	No change considered necessary.	No response required.	

Key Villages <1500 -Specific Zoning Objectives								
Old LAP site reference in red								
Ballyhooley								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary of Ballyhooley, this plan makes provision for an additional fifty dwelling units, subject to satisfactory servicing arrangements	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Ballyhooley include mature trees and hedgerows as well as open spaces in the village, and the Blackwater River which is designated as a	PHH, ACF BFF L,			CH S, W, MA,	No change considered necessary.	No response required.	No further recommendations.

	<p>Special Area of Conservation.</p> <p>New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>							
DB-O3	<p>Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.</p>	<p><b>PHH,</b> <b>W,</b> <b>BFF,</b> <b>MA,</b></p>			<p><b>S,</b> <b>ACF,</b> <b>L, CH</b></p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
B-O1 (B-01)	<p>Small scale business development including the provision of a landscaped buffer to surrounding residential areas.</p>	<p><b>PHH,</b> <b>MA,</b></p>			<p><b>S,</b> <b>ACF,</b> <b>CH</b> <b>BFF,</b> <b>W, L,</b></p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

C-01 (C-01) +	Lands reserved for educational and ancillary uses.	PHH, ACF,			S, L, CH W, BFF, MA	No change considered necessary.	No response required	There was a subsequent extension to the development boundary and the C-01 objective to allow for the expansion of the school.  No further recommendations.
GA-01 (O-01)	Lands to remain in active open space use.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
<b>Castlelyons / Bridebridge</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>Recommendation</b>	<b>Response</b>	
DB-01	Within the development boundary of Castlelyons / Bridebridge. This plan makes provision for an additional forty dwelling units, subject to satisfactory servicing arrangements	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Castlelyons/ Bridebridge include	PHH MA, BFF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	the river corridors of the Shanowen and the Bride River, mature trees and wooded areas and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity	<b>L, ACF</b>						
DB-O3	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary	No response required	No further recommendations.
DB-O4	Part of the settlement is at risk of flooding. See volume one of this plan for further details.	<b>PHH MA,</b>		<b>W,</b>	<b>CH S, L,</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA



					<b>BFF</b> <b>ACF</b>			
X-01	In recognition of its location within an Architectural Conservation Area, it is an objective to protect and retain the unique demesne landscape associated with this area which includes four large country houses, Church of Ireland church and churchyard and other structures to the north of Castlelyons. This includes protection of the high boundary walls, parkland, mature trees, and open spaces which contribute to the character of the village. This area has very limited capacity to accommodate development and any development proposals will need to be accompanied by an appraisal of the likely impacts of the development on the unique character of the area	<b>PHH</b> <b>MA,</b> <b>L,</b> <b>CH</b>			<b>S,</b> <b>W,</b> <b>BFF</b> <b>ACF</b>	No change considered necessary.  Note-Boundary to X-01 could be delineated clearer on the map.	No response required	No further recommendations.
GC-01 (O-01)	Open space preserving the identity and setting of the village.	<b>PHH</b> <b>L,</b> <b>MA,</b>			<b>CH</b> <b>S,</b> <b>W,</b> <b>BFF</b> <b>ACF</b>	No change considered necessary.	No response required	No further recommendations.

GC-02 (O-02)	Rocky outcrop that makes a significant contribution to the setting of the village.	PHH MA, L,			CH S, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
U-01	Develop and maintain pedestrian walk.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
<b>Castletownroche</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>Recommendation</b>	<b>LAP Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Castletownroche, this plan makes provision for an additional fifty-five dwelling units subject to satisfactory servicing arrangements	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Castletownroche include the Awbeg River and associated habitats, mature trees and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary	No response required	No further recommendations.
DB-04	Part of the settlement is at risk of flooding. See volume one in this plan	<b>PHH MA,</b>		<b>W,</b>	<b>CH S, L, BFF ACF</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
DB-05	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.	<b>PHH MA, ACF</b>			<b>CH, S, L, BFF, W,</b>	No change considered necessary	No response required	No further recommendations.

C-01	New cemetery	PHH MA,			CH, S, L, BFF, W, ACF	No change considered necessary	No response required	No further recommendations.
GC-01 (O-01)	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of the old Bridge Mill in particular. The Mill currently operates as an Enterprise Centre. This area lies within the Blackwater River Special Area of Conservation and is not suitable for development. *	PHH L,		W, BFF	CH MA, S, ACF	Full SEA to be completed following SFRA.  Consider extending this zone to include the pNHA	Noted. GC zoning to extend to include the pNHA in Castletownroche.	Further comments pending completion of updated SFRA
<b>General SEA comments/recommendations for Castletownroche</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Reconsider the development boundary of Castletownroche given that there is an oversupply of land which will not be required for development over the lifetime of this plan. In particular, greenfield lands to the west of C-01 would undermine the achievement of compact growth.							Development Boundaries of villages are not being reviewed at this stage.	No further recommendations.
Consider an objective to protect the identified rocky outcrops in the settlement which form a distinct landscape feature and character (similar to GC-02 in Castlelyons)							Noted. Include rocky outcrops as part of DB-02.	No further recommendations.
<b>Conna</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

DB-01	Within the development boundary of Conna, this plan makes provision for an additional thirty dwelling units subject to satisfactory servicing arrangements.	<b>PHH</b> <b>ACF</b>		<b>BFF</b> <b>W</b> <b>MA</b>	<b>S</b> <b>L</b> <b>CH</b>	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Conna include the river corridor of the Bride, open spaces in the village, mature trees and hedgerows. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	<b>PHH</b> <b>MA,</b> <b>BFF</b> <b>L,</b> <b>CH</b>			<b>S,</b> <b>W,</b> <b>ACF</b>	No change considered necessary.	No response required	No further recommendations.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the	<b>PHH</b> <b>MA,</b>			<b>CH</b> <b>S,</b> <b>L, W,</b>	No change considered necessary	No response required	No further recommendations.

	protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.				<b>BFF</b> <b>ACF</b>			
GC-01 (O-01)	Open space that will remain predominantly open and rural in character to preserve the setting of the village. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development.	<b>PHH</b> <b>BFF</b> <b>L,</b>			<b>CH</b> <b>S, MA,</b> <b>W,</b> <b>ACF</b>	No change considered necessary	No response required	No further recommendations.
GC-02 (O-02)	Provision of open space to preserve the setting of the Castle. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development.	<b>PHH</b> <b>BFF</b> <b>L,</b> <b>CH</b>			<b>S, MA,</b> <b>W,</b> <b>ACF</b>	No change considered necessary	No response required	No further recommendations.
X-01	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high-	<b>PHH</b>		<b>ACF,</b>	<b>S, MA,</b> <b>W, CH</b> <b>BFF,</b> <b>L</b>	Reconsider the extent of the settlement boundary and the inclusion of this greenfield site given growth levels for Conna and quantum of available lands to south of B-01 for compact growth.	Development Boundaries of villages are not being reviewed at this stage.	No further recommendations.

	quality informal layout of sites and based generally on a single entrance from the public road.							
<b>General SEA comments/recommendations for Conna</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
An area near the northern boundary of the settlement is located within Flood Zone A and within the SAC. Consider a general objective that any proposals for development within the areas identified as being at risk of flooding will need to comply with the requirements in Chapter 11. Also consider zoning this area GC to include the SAC and link GC-01 and GC-02.							Update DB-02 with two additional paragraphs: “The boundary of Conna overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. Part of the settlement is at risk of flooding see volume one of this plan.”	Consider zoning the SAC in Conna as green infrastructure. Also potential to link the zones GC-01 and GC-02 in Conna.
B-01 identified on the map should have a corresponding objective							Noted B-01 Objective to be included “small scale Business uses”	No further recommendations.

<b>Doneraile</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Doneraile, this plan makes provision for an additional one hundred and eighty dwelling units subject to satisfactory servicing arrangements	<b>PHH</b> <b>ACF</b>		<b>BFF</b> <b>W</b> <b>MA</b>	<b>S</b> <b>L</b> <b>CH</b>	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Doneraile include the Awbeg River corridor, the parklands of Doneraile Estate, the golf course, mature trees and woodlands and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy	<b>PHH</b> <b>MA,</b> <b>BFF</b> <b>L,</b> <b>CH</b>			<b>S,</b> <b>W,</b> <b>ACF</b>	No change considered necessary.	No response required	No further recommendations.



	Material and Volume Two Heritage and Amenity							
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary.	No response required	No further recommendations.
DB-04	Part of the settlement is at risk of flooding. See volume one of this plan.	<b>PHH MA,</b>		<b>W,</b>	<b>CH S, L, BFF ACF</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
GC-01 (O-01)	Open Space - Doneraile Court and Demesne (Forest Park). Protect the open space and amenity value of these lands. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	<b>PHH BFF L, CH</b>			<b>S, MA, W, ACF</b>	No change considered necessary.	No response required	No further recommendations.
GC-02 (O-02)	Open Space. Protection of these woodlands and the preservation of the scenic setting of Doneraile. Parts of this zone are within the	<b>PHH BFF L, CH</b>			<b>S, MA, W, ACF</b>	No change considered necessary.	No response required	No further recommendations.

	Blackwater River Special Area of Conservation and these areas are not suitable for development. *							
GA-03 (O-03)	Open Space – Golf Course and ancillary facilities. Parts of this site are at risk of flooding. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	PHH BFF L, CH		W	S, MA, , ACF	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
GA-04 (O-04)	Playing pitches. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	PHH L, CH BFF			S, MA, W, ACF	No change considered necessary.	No response required	No further recommendations.
C-01	To provide for expansion of community facilities.	PHH MA,			S, W, ACF BFF L, CH	No change considered necessary.	No response required	No further recommendations.
X-01	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping-based scheme for all the lands with detailed	PHH L, CH			S, MA, W, BFF, ACF	No change considered necessary.	No response required	No further recommendations.

	<p>provision for retaining existing trees and on-site features. Any future development is dependent upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for the development.</p>							
X-02	<p>These lands have potential for the development of a retirement village.</p>	<p><b>PHH MA,</b></p>	<p><b>BFF</b></p>	<p><b>ACF L,</b></p>	<p><b>S, W, CH</b></p>	<p>Reconsider this objective given the location of the site at a distance from the village core, and the quantum of available sites and high level of vacancy along the main street &amp; surrounds that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms part of 1 ecological network.</p>	<p>Noted. retain for now.</p>	<p>Review X-02 Doneraile given the location of the site at a distance from the village core, and the quantum of available sites and high level of vacancy around the main street that have good connectivity to local services and facilities. The X-02 lands are also identified as an area of land that forms</p>

								part of an ecological network.
B-01	Business uses.	<b>PHH MA,</b>			<b>S, W, ACF BFF L, CH</b>	No change considered necessary.	No response required	No further recommendations.
<b>Glanworth</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Glanworth, this plan makes provision for an additional fifty dwelling units subject to satisfactory servicing arrangements.-	<b>PHH ACF</b>			<b>BFF W MA S L CH</b>	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary.	No response required	No further recommendations.

DB-03	Part of the settlement is at risk of flooding. See volume one of this plan.	<b>PHH MA,</b>		<b>W,</b>	<b>CH S, L, BFF ACF</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
DB-04	The green infrastructure, biodiversity and landscape assets of Glanworth includes the Funshion River corridor, the area around Glanworth Castle and other open spaces in the village. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	<b>PHH MA, BFF L, CH</b>			<b>S, W, ACF</b>	No change considered necessary.	No response required	No further recommendations.
X-01	Mixed use development to include business and tourist related business uses in keeping with the	<b>PHH</b>		<b>W</b>	<b>S, MA, , ACF BFF, L, CH</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	scale and historic character of the settlement. *							
B-01	Small scale business uses including tourist related uses.	PHH MA,			S, W , ACF BFF, L, CH	No change considered necessary.	No comment.	No further recommendations.
GC-01 (O-01)	Open space that will remain open and rural in character to preserve the views and the setting of the village.	PHH ACF MA, L			CH S, , W, BFF	Consider extending the GC-01 zone to include the river corridor	Noted. no change river corridor is outside village boundary.	No further recommendations.
GR-02 (O-02)	Open space incorporating the promotion of amenity walks and tourism within the village. *	PHH ACF MA		BFF	CH S, L, W,	No change considered necessary.	No response required.	No further recommendations.
C-01	Provision of playground.	PHH ACF MA			CH S, L, W, BFF	No change considered necessary.	No response required.	No further recommendations.
C-02	Existing school and facilitation of expansion of school or school related activities.	PHH MA			CH, ACF S, L, W, BFF	No change considered necessary.	No response required.	No further recommendations.
U-01	Develop and maintain pedestrian link and walk.	PHH ACF MA		BFF	CH S, L, W,	No change considered necessary.	No response required.	No further recommendations.

<b>General SEA comments/recommendations for Glanworth</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider a GC zone along the floodplain on undeveloped lands.							New Zoning to be included to the east of the village.  GC-03	No further recommendations.
<b>Glenville</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Glenville, this plan makes provision for an additional fifty dwelling units subject to satisfactory servicing arrangements.	<b>PHH ACF</b>			<b>BFF W MA</b>	<b>S L CH</b> SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary.	No response required	No further recommendations.

	be available to accommodate development.							
DB-03	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.	<b>PHH</b> <b>ACF</b> <b>MA</b>			<b>S, L,</b> <b>CH</b> <b>BFF,</b> <b>W</b>	No change considered necessary	No response required	No further recommendations.
DB-04	The green infrastructure, biodiversity and landscape assets of Glenville include the Owenbawn river corridor and the wooded area which adjoins the river as well as open other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	<b>PHH</b> <b>MA,</b> <b>BFF</b> <b>L,</b>			<b>S, W,,</b> <b>ACF,</b> <b>CH</b>	No change considered necessary.	No response required	No further recommendations.



T-01	<p>a) Village Centre Development- include business, retail, community, and residential facilities. Any proposal will need to preserve and enhance the architectural character of the area and make provision for the retention and strengthening of existing mature tree belts and hedgerows.</p> <p>b) Developments along the main street should preserve and enhance the architectural character of the area and should be of an appropriate scale, form, and material finish.</p>	<p><b>PHH</b> <b>MA,</b> <b>L,</b> <b>CH</b></p>			<p><b>S,</b> <b>BFF</b> <b>W,</b> <b>ACF</b></p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>GA-01 (O-01)</p>	<p>Open space for public recreation including the provision of playing pitches and providing for the retention and protection of the existing trees along the eastern boundary.</p>	<p><b>PHH</b> <b>MA,</b> <b>ACF</b></p>			<p><b>S, W,</b> <b>BFF</b> <b>L, CH</b></p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

GR-02 (O-02)	Open Space and amenity area.	PHH MA, ACF			S, BFF L, CH, W,	Consider extending this zone eastwards to include the floodplain within the settlement.	Noted. No extension at this stage. Flood plain seems to be outside development boundary.	No further recommendations.
U-01	Develop and maintain pedestrian walk linking new open space areas with the village. Development of this walk should be designed to ensure compatibility with the protection of the Blackwater River Special Area of Conservation	PHH MA, ACF			S, W, BFF L, CH	No change considered necessary.	No response required	No further recommendations.
U-02	Develop and maintain pedestrian walk linking open space areas.	PHH MA, ACF			S, W, BFF L, CH	Consider zoning the woodland areas along the walkway as a GC zone.	New zoning included to protect the wooded areas. GC-02.	No further recommendations.
<b>General SEA Comments on Glanworth</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Notwithstanding Objective DB-03 that seeks the sequential development of the village, there would appear to be an overprovision of lands. Consider revising the boundary to omit large greenfield sites in excess of that required for the lifetime of this plan.							Development boundaries of villages are not being reviewed at this stage.	No further recommendations.

<b>Kildorrery</b>									
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>	
DB-01	Within the development boundary of Kildorrery, this plan makes provision for an additional fifty dwelling units subject to satisfactory servicing arrangements.	<b>PHH</b> <b>ACF</b>			<b>BFF</b> <b>W</b> <b>MA</b>	<b>S</b> <b>L</b> <b>CH</b>	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH</b> <b>MA,</b>			<b>CH</b> <b>S,</b> <b>L, W,</b> <b>BFF</b> <b>ACF</b>		No change considered necessary.	No response required	No further recommendations.
DB-03	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.	<b>PHH</b> <b>ACF</b> <b>MA</b>			<b>S, L,</b> <b>CH</b> <b>BFF,</b> <b>W</b>		No change considered necessary	No response required	No further recommendations.
DB-04	New development should be sensitively designed and planned to provide for the protection of green	<b>PHH</b> <b>MA,</b>			<b>S, W,</b> <b>ACF,</b> <b>CH</b>		No change considered necessary.	No response required	No further recommendations.

	infrastructure and landscape features of the village. Development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	<b>BFF L,</b>						
B-01	Small- scale business uses.	<b>PHH ACF MA</b>			<b>S, L, CH BFF, W</b>	No change considered necessary	No response required	No further recommendations.
GA-01 (O-01)	Lands for open space.	<b>PHH MA, BFF L,</b>			<b>S, W,, ACF, CH</b>	No change considered necessary.	No response required	No further recommendations.
C-01	Primary school and playground.	<b>PHH MA, ACF,</b>			<b>S, W, CH BFF L,</b>	No change considered necessary.	No response required	
U-01	Provision of a car park.	<b>PHH MA,</b>	<b>ACF,</b>		<b>S, W,, CH</b>	The carpark would appear to be a landlocked site with no	Remove car park and include land in the EBUA.	No further recommendations.

					<b>BFF L,</b>	direct access from a road. In addition substantial parking available in the area including a large carpark at the Kildorrery Community Hall. – consider suitability of objective.		
<b>Kilworth</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Kilworth, this plan makes provision for an additional thirty dwelling units subject to satisfactory servicing arrangements.	<b>PHH ACF</b>		<b>BFF W MA</b>	<b>S L CH</b>	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure and landscape features of the village. Development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in	<b>PHH MA, BFF L,</b>			<b>S, W, ACF, CH</b>	No change considered necessary.	No response required	No further recommendations.

	Volume One Main Policy Material and Volume Two Heritage and Amenity							
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary.	No response required	No further recommendations.
GA-01 (O-01)	Active open space incorporating sports pitches.	<b>PHH MA, ACF</b>			<b>CH S, L, W, BFF</b>	No change considered necessary.	No response required	No further recommendations.
C-01	Existing primary school and the provision of ancillary facilities.	<b>PHH MA, ACF</b>			<b>CH S, L, W, BFF</b>	No change considered necessary.	No response required	No further recommendations.
C-02	Community facilities.	<b>PHH MA, ACF</b>			<b>CH S, L, W, BFF</b>	No change considered necessary.	No response required	No further recommendations.

Villages								
Ballynoe								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary of Ballynoe, this plan makes provision for an additional nine dwelling units subject to satisfactory servicing arrangements.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	PHH MA, BFF			S, L, W, ACF, CH	No change considered necessary.	No response required	No further recommendations.
GA-01 (O-01)	Lands to remain in active open space use.	PHH MA, ACF			S, L, W, , CH BFF	No change considered necessary.	No response required	No further recommendations.
Bartlemy								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion

DB-01	Within the development boundary of Bartlemy this plan makes provision for an additional ten dwelling units, subject to satisfactory servicing arrangements.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.	
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	PHH MA, BFF			S, L, W, ACF, CH	No change considered necessary.	No response required	No further recommendations.	
<b>Clondulane</b>									
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>	
DB-01	Within the development boundary of Clondulane this plan makes provision for an additional ten dwelling units subject to satisfactory servicing arrangements.	PHH ACF			BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure and landscape features	PHH MA, BFF L,				S, W, ACF, CH	No change considered necessary.	No response required	No further recommendations.



	of the village. Development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity							
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary.	No response required	No further recommendations.
DB-04	Part of the settlement is at risk of flooding. See volume one of this plan for further details.	<b>PHH MA,</b>		<b>W,</b>	<b>CH S, L, BFF ACF</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
B-01	Opportunity to provide incubator units for business uses subject to satisfactory access, servicing and the protection of the amenities of adjacent properties.	<b>PHH MA, ACF</b>			<b>CH S, L, BFF W,</b>	No change considered necessary.	No response required	No further recommendations.

C-01	Lands to facilitate extension to existing primary school.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments/Feedback on Clondulane</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider a GI zone in the settlement that incorporates the floodplain of the river							No GI zone being incorporated at this stage due to existing houses in the area.	No further recommendations.
<b>Killavullen</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>Recommendation</b>	<b>Response</b>	
DB-01	Within the development boundary of Killavullen, it is intended to limit future growth to that required to meet local housing needs and to facilitate the provision of additional retail / business uses to cater for the needs of the village subject to the provision of not more than 20 dwelling units in the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.

DB-02	The development boundary of Killavullen overlaps the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	<b>PHH MA, BFF</b>			<b>S, W, ACF, CH L,</b>	No change considered necessary.	No response required	No further recommendations.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	<b>PHH MA,</b>			<b>CH S, L, W, BFF ACF</b>	No change considered necessary.	No response required	No further recommendations.
DB-04	Part of the settlement is at risk of flooding. See volume one of this plan	<b>PHH MA,</b>		<b>W,</b>	<b>CH S, L, BFF ACF</b>	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
DB-05	The green infrastructure, biodiversity and landscape assets of Killavullen including the riparian zone of the Blackwater River and the Ross Stream as well as other open spaces. New development should	<b>PHH BFF L,</b>			<b>CH S, MA, W, ACF</b>	No change considered necessary.	No response required	No further recommendations.

	be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
GC-01 (O-01)	Open Space. This prominent site makes a significant contribution to the rural character of the village and the setting of Ballymacmoy House in particular. Parts of this zone lie within the Blackwater River Special Area of Conservation and are not suitable for development. Parts of this site are at risk of flooding. *	PHH BFF L,			CH S, MA, W, ACF	No change considered necessary.	No response required	No further recommendations.
GA-02 (O-02)	GAA Grounds. This site is at risk of flooding. A buffer zone may be required to be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer	PHH MA,		W,	CH S, L, BFF ACF	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	zone will be determined at project level. *							
<b>Shanballymore</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Shanballymore, This plan makes provision for an additional ten dwelling units subject to satisfactory servicing arrangements.	<b>PHH ACF</b>		<b>BFF W MA</b>	<b>S L CH</b>	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The boundary of the village is close to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	<b>PHH BFF</b>			<b>S, W, ACF, CH L, MA,</b>	No change considered necessary.	No response required	No further recommendations.
GA-01 (0-01)	Open Space/GAA Grounds	<b>PHH BFF</b>			<b>S, W, ACF, CH L, MA,</b>	No change considered necessary.	No response required	No further recommendations.

**Table 7.3. Assessment of Kanurk Mallow MD**

**Mallow**

Old LAP site reference in **red**

Old Town Council reference in **green**

**General Objectives**

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
MW- GO-01	To deliver on the vision set out for Mallow as a Key Town in the RSES. To sustainably strengthen the employment-led growth and town centre-led regeneration of Mallow as a regional economic driver, leverage its strategic location and accessibility on inter-regional road and rail networks to build upon inherent strengths, in particular food production and tourism potential, while protecting and enhancing the natural environment of the Blackwater Valley. Plan for development to enable Mallow to achieve its target population to 15,823 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mallow's	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.  Consider reference to 'environmentally sustainable development' that shall be subject to appropriate feasibility studies, best practice site/route selection (to consider environmental constraints), environmental assessment including EIA to support development management and where required, the completion of statutory SEA, EIA and AA	It is considered that the word sustainable is already referenced in the objective. Best practice in terms of environmental assessment should be considered a norm and is threaded through the plan. The plan and its proposals have been subject of an SEA and AA.	No further recommendations.

	development as an integrated live/work destination.					processes as appropriate as required by RPO11(i) of RSES.		
MW-GO-02	In order to secure the sustainable population growth and supporting development proposed in MW-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
MW-GO-03	The green infrastructure, biodiversity and landscape assets of Mallow include its river corridors, mature trees, wetlands, woodlands and the River Blackwater Special Area of Conservation. New development should be sensitively designed and	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Built and Natural Heritage.							
MW-GO-04	<p>All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p>	PHH, W, BFF, MA,			S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.
MW-GO-05	<p>Prepare a Local Transport Plan for Mallow to address the transportation issues affecting the town and the additional demands arising from development proposed in this plan.</p> <p>All development will be required to be</p>	MA,		PHH, ACF	S, BFF, W, L, CH	Consistent with RPO Local Transport Plans in Chapter 6 of RSES.	No response required.	No further recommendations.



	consistent with the recommendations of this Plan.							
MW-GO-06	Prioritise the development of the Mallow Relief Road.	MA,		PHH, ACF	S, BFF, W, L, CH	Consider expanding the objective to ensure pedestrian and cycle routes are also integrated into the design.	Sustainable transport measures are being considered within the route options for this road proposal. No change required.	No further recommendations.
MW-GO-07	Support the delivery of the M20 and protect any emerging route corridor identified during the route selection process.	MA,		PHH, ACF	S, BFF, W, L, CH	No change considered necessary.	No response required	No further recommendations.
MW-GO-08	Improve and enhance pedestrian and cycling connectivity throughout the town particularly north / south across the river and east / west across the railway line and N20.	PHH, MA, ACF			S, W, BFF, L, CH	No change considered necessary.	No response required	No further recommendations.
MW-GO-09	Support and promote Mallow town centre as the primary and most appropriate location for the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of new residential uses to strengthen the vitality of the town centre. To support the development of neighbourhood centres where needed particularly in	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.

	areas of the town where additional growth is planned.							
MW- GO-10	Enhance the overall tourism product of the town by ensuring the development of a network of interlinked attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.	PHH, MA, CH, L,			S, W, BFF, ACF	No change considered necessary.	No response required.	No further recommendations.
MW- GO-11	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, town walls (both upstanding and buried), zone of archaeological potential, plot size and	PHH, MA, CH, L,			S, W, BFF, ACF	No change considered necessary.	No response required.	No further recommendations.

	scale while encouraging appropriate development in the town.							
MW- GO-12	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.	PHH, L, ACF			S, W, BFF, MA, CH,	No change considered necessary.	No response required.	No further recommendations.
MW- GO-13	Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan.	PHH, L, BFF ACF,			S, W, MA, CH,	No change considered necessary.	No response required.	No further recommendations.
MW- GO-14	Protect the ecological integrity of the designated areas around Mallow town including the River Blackwater Special Area of Conservation (SAC). Outside these designated areas, the natural and semi-natural habitats, their linkages and the diversity of life	PHH, L, BFF ACF,			S, W, MA, CH,	No change considered necessary.	No response required.	No further recommendations.

	therein shall be protected including stands of mature trees and Tree Preservation Orders.							
MW - GO-15	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives in this Plan. In planning development located upstream of / adjacent to the defended area in Mallow, due regard must also be had to the potential flood impacts of development, and its potential impact on the defended area in particular.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
<b>Mallow – Specific Zoning Objectives</b>								
Old LAP site reference in red								
Town Council reference in green								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
MW-R-01	Medium A Density Residential Development. Proposals shall give appropriate consideration to archaeology on the site and seek to maximise physical and ecological connectivity of the site to the Blackwater Amenity Corridor. ^	PHH, MA,			S, W, BFF, L, CH ACF	No change considered necessary.	No response required	No further recommendations.
MW-R-02	Medium A Density Residential Development.	PHH, MA,		ACF	S, W, BFF,	No change considered necessary.	No response required	No further recommendations.

(MW-R-02)	Proposals should seek to incorporate existing habitat where feasible and provide for both the physical and ecological connectivity of the site eastwards toward the Spa Glen.				L, CH			
MW-R-03 (MW-R-03)	Medium A Density Residential Development. Development Proposals should provide for an extension of the Spa Glen Amenity Corridor and should provide for pedestrian/cycle link connectivity to adjoining developments as well as green infrastructure to the south and west. * ^	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA. Consider including a GC zone over the floodplain in the site.	Noted. The specific provision in the objective to provide for an extension to the Spa Glen Amenity Corridor should ensure that this area (which also corresponds with the flood risk area) is reserved free from development and provides for enhanced Green infrastructure in the area.	Further comments pending completion of updated SFRA.
MW-R-04 (MW-R-03)	Medium A Density Residential Development. Development Proposals should provide for an extension of the Spa Glen Amenity Corridor and should provide for pedestrian/cycle link connectivity to adjoining developments as well as green infrastructure to the south and west. * ^	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA. Consider including a GC zone over the floodplain in the site.	Noted. The specific provision in the objective to provide for an extension to the Spa Glen Amenity Corridor should ensure that this area (which also corresponds with the flood risk area) is reserved free from development and provides for enhanced Green infrastructure in the area.	Further comments pending completion of updated SFRA.

MW-R-05 (UR-4)	Medium A Density Residential Development. Any proposals should seek to strengthen existing riparian woodland corridor and seek to provide for a future pedestrian/cycle connection from residential area with the potential to ultimately connect with the train station.	PHH, MA,		ACF	S, W, BFF, L, CH	No change considered necessary.	No response required	No further recommendations.
MW-R-06	Medium A Density Residential Development.	PHH, MA,		ACF	S, W, BFF, L, CH	No change considered necessary.	No response required	No further recommendations.
MW-R-07 (UR-3)	Medium A Density Residential Development.	PHH, MA, ACF			S, W, BFF, L, CH	No change considered necessary.	No response required	No further recommendations.
MW-R-08	Medium A Density Residential Development.					This does not appear to correspond with a zoning on the map.	Noted. This is now zoned in the 22 <sup>nd</sup> March version of the Draft Plan. These lands correspond with the former UR-1 and UR-2 which are assessed below.	No further recommendations.
MW-RR-01 (MW-R-04)	Residential Reserve. See objective ZU 3-12 Residential Reserve of the Plan. To secure the development of a sustainable live/work neighbourhood. The layout and design of the area shall be guided	PHH,	ACF, W, MA,	BFF,	S, L, CH	Predominately a Tier 3 site and surplus to growth requirements to 2028. Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of	Land identified as Residential Reserve land will not generally be required for development during this plan period and has been classified as a Residential Reserve to support	Further consideration of Residential Reserve zoning is recommended having regard to

<p>(UR-1 and UR-2)</p>	<p>by an overall framework/masterplan based on the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and the accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. Any development should provide for:</p> <ul style="list-style-type: none"> <li>a) Lands for educational purposes should the need for such be determined.</li> <li>b) Centrally located, mixed use neighbourhood centre to meet local needs and provide for some civic public space employment and community facilities.</li> <li>c) Robust and sustainable movement network through the lands based on the provision of a new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities</li> </ul>				<p>zoned serviced residential land required within this development plan cycle.</p> <p>Lands within the site along the northern boundary are also subject to flooding.</p> <p>Full SEA to be completed following SFRA.</p>	<p>its future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. This is considered to be appropriate.</p>	<p>the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>
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	<p>including provision for a public bus service.</p> <p>Measures to enhance permeability into adjoining residential/recreational lands and to the town centre are also required. Proposals shall be in keeping with any update Transport Plan for the town.</p> <p>d) Generous passive and active permeable public open space to include both strengthening of the existing Spa Glen Amenity corridor and extension of the corridor to the north of the site. An interconnected green corridor to be provided through the area linking key community and recreational facilities from the Spa Glen to St. Josephs road.</p> <p>e) Cemetery expansion if required</p>							
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	<p>f) Layout and design of development shall demonstrate SuDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area.</p> <p>g) Measures to retain the built, archaeological and natural heritage and landscape features as appropriate. Proposals should include a detailed landscape plan.</p> <p>h) Proposals for the phased sequential development of the area taking account of the delivery of infrastructure.</p>							
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	<p>i) Proposals for the funding and delivery of infrastructure.</p> <p>Development of this residential reserve is dependent on:</p> <p>j) Preparation of a new Transport Plan for Mallow.</p> <p>k) Delivery of a Mallow Northern Relief Road.</p> <p>l) Upgrading of St Joseph's road and the reclassified N72 route in parallel with the above to provide enhanced pedestrian and cycle facilities and to cater for a public bus route.</p> <p>m) The availability of appropriate water and waste water infrastructure to cater for the needs of the development.</p> <p>n) Completion of a SuDS (sustainable urban drainage systems) study for the area and the integration of SuDS proposals in the overall</p>							
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	<p>layout and design of the scheme in terms of landuse, open space, green infrastructure, ecological corridors etc.</p> <p>o) Mitigation of any negative effects on archaeology and other natural and built heritage.</p> <p>* ^</p>							
<p>MW-RR-02 (MW-R-06)</p>	<p>Residential Reserve. See objective ZU 3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area taking into account the topography and visibility of the site within the wider area.</p>	<p>PHH,</p>	<p>ACF, W, MA,</p>	<p>BFF,</p>	<p>S, L, CH</p>	<p>Tier 3 site and surplus to growth requirements to 2028. Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned serviced residential land required within this development plan cycle.</p>	<p>Land identified as Residential Reserve land will not generally be required for development during this plan period and has been classified as a Residential Reserve to support its future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. This is considered to be appropriate.</p>	<p>Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>

MW-X-01	Mallow Castle – Encourage the active use of Mallow Castle and attendant grounds as a ‘special development area’ to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle.	PHH,		BFF, L,	S, CH ACF, W, MA	<p>Consider expanding objective to protect the local biodiversity of scattered trees and grassland.</p> <p>Also consider reference to the trees subject to TPOs on the site and seek their protection to maintain the landscaped setting of the Castle.</p> <p>The objective could also address (restrict) buildings, structures, facilities etc. that may be required to facilitate such tourism/recreational and cultural related uses on this sensitive site.</p>	<p>There is no evidence to show that there have been Tree Preservation Orders designated within the X-01 zoning but there is evidence of some mapped on the MW-GR-04 zoning to the south and east at Castlelands. It is proposed to note these in the GR-04 objective.</p> <p>It is considered that objectives set out in Chapter 15 Heritage should adequately address any concerns in relation to the use of structures on site.</p> <p>Recognising the importance and sensitivity of the site it is proposed to include an additional paragraph in the objective as follows:</p> <p>“The grounds of Mallow Castle include a range of protected structures, national monuments and other features</p>	No further recommendations.
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							of heritage value and are recognised as an Architectural Conservation Area in this Plan. This is also an important area of local biodiversity in close proximity to the Blackwater Special Area of Conservation and adjoining parkland. Any development proposals need to be sensitive to these considerations”.	
MW-X-02 (MW-I-01)	Medium or large-scale industry/enterprise primarily suitable for low employment intensity uses. Any proposals should look at the overall phased and comprehensive development of the site and should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. * ^ Proposals should pay particular attention to:	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  Part of the site appears to be located within the Blackwater SAC and should be revised to a green infrastructure zoning.	Noted. It is considered that any proposals that might arise on the site should be adequately mitigated by the objective. Site is not within the SAC and no issues were raised with the AA in relation to the zoning.	Further comments pending completion of updated SFRA.

	<ul style="list-style-type: none"> <li>An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure.</li> <li>A detailed SUDS strategy for the site.</li> <li>Proposals for dealing with any residual contamination issues post the completion of the site remediation process.</li> </ul>							
MW-X-O3	<p>Bearforest Demesne. To encourage the continuation of current uses in recognition of the high architectural and landscape value of the site, its inclusion in the Record of Protected Structures and designation as an Architectural Conservation Area. Consideration may be given to small scale limited development for tourism, cultural and/or educational uses. Any development within the demesne (including to the</p>	PHH, CH		BFF,	S, ACF, L, MA, W,	<p>Consider recognition of the sites ecological value including local biodiversity of Oak, Willow and broadleaved woodland and grassland.</p> <p>Objective could be broadened to retain the mature trees and woodland and provide for the protection and sensitive integration of these into any new development.</p>	<p>Include the following text in the plan in paragraph 1.4.63: ‘The 2018 Habitat Mapping survey identified the Bearforest area as having an important local biodiversity value with its broadleaved woodland being of particular note.’</p> <p>The objective does not provide for intense development of the</p>	No further recommendations.

	structures) will be subject to necessary assessments and must be carried out in a sensitive manner that will protect the integrity and character of this site.						site and any development that does take place must be carried out in a sensitive manner. It is considered that this statement along with other protective objectives in the plan found within Chapter 15 Biodiversity.	
MW-B-01  (MW-BD-01)	Business Uses. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development. Planting should be supplemented along the railway corridor to the east to enhance the ecology of the overall corridor. Proposals should include a detailed landscape plan.	PHH,			S, ACF, L, CH BFF, W, MA,	No changes considered necessary.	No response required.	No further recommendations.
MW-B-02  (MW-B-02)	Business Uses. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north as well as to the town core need to be included as part of any	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider replacing the business zoning on lands within the floodplain with a GI zoning.  The stream on the site is hydrologically linked to the SAC	Noted.  An existing recent and unimplemented permission on the site has already provided for the retention of the woodland within its layout. It is considered the existing objective adequately protects	Further comments pending completion of updated SFRA.

	<p>development proposals. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan.</p> <p>*^</p>					<p>and the site has local biodiversity value of broadleaved woodland. Consider strengthening the objective by using GC zoning for the woodland and riparian habitats on site that are to be retained and protected.</p>	<p>habitat on site in combination with other objectives in the plan in the Water management chapter.</p>	
<p>MW-B-O3  (MW-B-02)</p>	<p>Business Uses Consolidation of appropriate uses primarily of a business/technology nature, visually enhance and improve the overall appearance and layout including upgrading footpath and roads infrastructure. Riparian habitats on the site shall be retained, protected and strengthened. Seek to improve permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town core. Proposals should include a detailed landscape plan. * ^</p>	<p>PHH,</p>		<p>W, BFF, CH</p>	<p>S, ACF, L, MA,</p>	<p>Full SEA to be completed following SFRA.</p> <p>Hydrological link to the SAC– consider revising to a GC zoning adjacent to the stream.</p> <p>There is a recorded monument on the site identified as an old railway bridge. Include protection measures in the objective (similar to MW-I-01a).</p>	<p>Noted. The watercourse is considered too narrow to zone by itself. It is considered that other objectives in the draft plan relating to Green Infrastructure and Water Management should adequately provide for protection.</p> <p>Protection of the recorded monument is provided through objectives set out in Chapter 15 Heritage of the Draft Plan.</p>	<p>Further comments pending completion of updated SFRA.</p>



<p>MW-I-01 (a) <b>(MW-I-01a)</b></p>	<p>MW-I-01 (a): Phase 1. Large scale stand alone industry subject to appropriate access being achieved from the non national road network. Development proposals shall be supported by a Traffic Impact Assessment and Road Safety Audit. Development shall be sited, designed and landscaped to minimise its visual impact. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development. Proposals will need to give appropriate consideration to archaeology present on the site.</p>	<p>PHH,</p>	<p>S,</p>	<p>W</p>	<p>CH, L BFF, ACF, MA,</p>	<p>Reconsider reference to woodland as it appears that a woodland may not be present on the site. Reference to ‘Mature trees and hedgerows’ is considered appropriate.</p> <p>Site is identified as being located within 1km of a number of bore wells. Consider expanding objective to recognise this.</p>	<p>Change regarding woodland has already been made in revised version.</p> <p>Objectives relating to ground water protection are contained in Chapter 11 Water Management of the Plan.</p>	<p>No further recommendations.</p>
<p>MW-I-01 (b) <b>(MW-I-01b)</b></p>	<p>MW-I-01 (b): Phase 2: Industrial Development. Development on this site shall be served by the same access as that provided to serve the MW-I-01 (a) above and shall only proceed when development on MW-I-01(a) is substantially complete.</p>	<p>PHH,</p>		<p>W, MA,</p>	<p>CH, L BFF, ACF, S,</p>	<p>No change considered necessary.</p>	<p>No response required.</p>	<p>No further recommendations.</p>

<p>MW-I-02 (MW-I-02)</p>	<p>Distribution and small or medium scale industrial development. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north and east of the site as well as to the town core need to be included as part of any development proposals. Watercourses/riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan.</p> <p>* ^</p>	<p>PHH,</p>		<p>W, MA,</p>	<p>CH, L BFF, ACF, S,</p>	<p>The north-eastern corner of the site appears to be subject to fluvial flooding. Full SEA to be completed following SFRA.</p> <p>The site is hydrologically connected to the SAC – consider GI zoning adjacent to the stream.</p> <p>The site contains two farms and associated dwellings and outbuildings. Soil is identified as being well drained. Reconsider the zoning of the site to agriculture.</p> <p>Consider potential cumulative impacts for Seveso tiering and proximity to houses to the north-east.</p>	<p>This is part of a strategic land bank for industrial/employment uses in Mallow.</p> <p>The objective states that watercourses/riparian habitats on this site shall be retained and protected. It is considered that there are also adequate mitigating objectives included in Chapter 11 Water Management.</p> <p>There is no suggestion that any proposals on these lands would include Seveso type uses.</p>	<p>Further comments pending completion of updated SFRA.</p>
<p>MW-I-03 (MW-I-03)</p>	<p>Industrial Uses. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed</p>	<p>PHH, MA,</p>			<p>CH, L BFF, S, ACF W,</p>	<p>Reconsider reference to woodland as it appears that a woodland may not be present on the site. Reference to ‘Mature trees and hedgerows’ is considered appropriate.</p>	<p>Delete reference to ‘woodland’ in objective</p>	<p>No further recommendations.</p>

	landscape plan and include the provision of footpaths where determined necessary.							
MW-I-04 (MW-I-04)	Extension of existing light industry site at Quartertown. Access to be provided through the existing entrance including footpaths and landscaping to be provided along the southern boundary of the site to protect residential amenity. Planting should be supplemented along the railway corridor to the east to enhance the ecology of the overall corridor.	PHH, MA,			CH, L BFF, S, ACF W,	No change considered necessary.	No response required.	No further recommendations.
MW-I-05 (MW-I-05)	Distribution and small or medium scale industrial. Proposals should include a detailed landscape plan and include the provision of footpaths where determined necessary. * ^	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
MW-T-01	Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. Take	PHH, ACF, MA,			S, L, CH W, BFF,	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.

	appropriate consideration of the Architectural Conservation Area designation. *							
MW-T-02	Provide for Town Centre expansion, to include a mix of town centre uses.	PHH ACF,		W, MA	S, L, CH BFF,	Part of the site in the appears to be at risk of fluvial flooding (10% and 0.1% AEP).  Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
MW-T-03	Landmark site to accommodate different uses including modern office space, retail warehousing and residential uses above ground floor level. An element of convenience retailing may also be appropriate, although comparison retail should be located in the MW-T-01, in the first instance. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.	PHH ACF,		W, MA	S, L, CH BFF,	The north-eastern corner of the site is subject to flooding (fluvial and pluvial 0.1% AEP).  Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
MW-T-04	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Reconsider the zoning of a greenfield site for carparking given	Noted. Car parking is a flood compatible use. Clustering car parking in a town centre location can help to reduce	Use accepted for displaced parking. Further comments pending completion of updated SFRA.

						<p>it would not support sustainable travel or compact growth in the town. If the zoning objective is retained, include the requirement for permeable surfacing as part of the objective.</p>	<p>congestion, removing parking on primary streets and contributing to the enhancement of the overall pedestrian environment in the town centre.</p> <p>Include new text in the objective as follows: Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site.</p>	
MW-T-05	<p>These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. *</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>The site has a stream running through it which is hydrologically linked to the SAC. The entire site is located in the floodplain and is predominantly greenfield at present.</p>	<p>Noted.</p> <p>Car parking is a flood compatible use. Clustering car parking in a town centre location can help to reduce congestion, removing parking on primary streets and contributing to the enhancement of the overall pedestrian environment in the town centre.</p>	<p>Use accepted for displaced parking.</p> <p>No further recommendations.</p>

						<p>Reconsider the zoning of a greenfield site for carparking given it would not support sustainable travel or compact growth. The site has amenity and biodiversity potential.</p> <p>Consider utilising this site as open space/ GI to recognise and retain the function of the site as a floodplain and enhance the existing stream. Consider expanding the objective to promote public access to this area and increase biodiversity on this site.</p>	<p>Include new text in the objective as follows: Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site.</p>	
MW-T-06	To facilitate the regeneration of site at Ballydaheen Road for retail and other neighbourhood uses. *	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>Reconsider the zoning objective for the site given the close proximity of the site to the Ballydaheen neighbourhood centre MW-T-07. Consider high density residential development at this site (with ground floor café or small ancillary commercial that would complement MW-T-07).</p>	<p>Noted</p> <p>This site is identified as an opportunity site in the plan for regeneration. MW-T-07 is largely built out and this site can provide for a flexible range of uses.</p>	<p>Accepted given zoning does not preclude residential use.</p> <p>Further comments pending completion of updated SFRA.</p>

MW-T-07	Ballydaheen Neighbourhood Centre. To consolidate neighbourhood centre uses and improve the overall visual aesthetic and physical accessibility of the area.					Consider expanding this zoning to consolidate the neighbourhood centre and consider a planned approach to how the neighbourhood would be visually and physically improved e.g. commit to a neighbourhood design scheme with local consultation etc.	This zoning is largely built out and opportunities for neighbourhood uses can be considered on the MW-T-6 site closer to the town centre.	Consider a neighbourhood design scheme with local consultation etc. to retrofit measures into built environment including the public realm to improve visual and physical environment.
MW-T-08	To protect existing retail uses and enhance connectivity to existing town centre through future provision of pedestrian/cycle bridge. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Given the flood constraints and sensitive location of the site adjacent to the SAC, consider an objective recognising the constraints and limiting the expansion of town centre development westwards or northwards.	Noted.  This site is essentially built out and just seeks to identify and protect retail uses as well as recognise the potential to provide for a future pedestrian/cycle bridge at this location.	The site has expanded westwards to the SAC with an overflow parking area and is a sensitive site adjacent to the SAC.  Further comments pending completion of updated SFRA.
MW-T-09	To protect and consolidate existing retail uses.	PHH, MA			S, W, L, BFF,	No change considered necessary.	No response required.	No further recommendations

					ACF CH			
MW-C-01 (MW-C-01)	Mallow Hospital and ancillary uses.	PHH,		BFF, ACF CH	S, W L, MA	<p>Consider expanding this objective to support and improve the existing health services (identified as a key infrastructural requirement for Mallow in RSES).</p> <p>Site has recorded monuments and sites to be protected with any extension or new development on the site.</p> <p>Also consider an objective to improve access amenity for pedestrians and cyclists to the town centre with any new proposal on the site.</p>	<p>It is considered that there is adequate support for the provision of community facilities in Chapter 6 Social and Community of the Draft Plan.</p> <p>New text in most recent update to paragraph 1.4.27 noting that improved pedestrian connectivity from the hospitals to the town centre is desirable. See also objectives in Chapter 12 Transport and Mobility.</p> <p>Objectives relating to the protection of recorded monuments are included in chapter 15 Built Heritage.</p>	No further recommendations
MW-C-02 (MW-C-02)	Mount Alvernia Hospital and ancillary uses.	PHH,		BFF, ACF CH	S, W L, MA	<p>Consider expanding this objective to support and improve the existing health services on the site (identified as a key infrastructural requirement for Mallow in RSES).</p>	<p>It is considered that there is adequate support for the provision of community facilities in Chapter 6 Social and Community of the Draft Plan.</p>	No further recommendations



						<p>The site contains biodiversity of local importance being Dry Meadows, Scattered Trees and Amenity Grassland. Consider addressing in the objective.</p> <p>The site contains NIAH buildings, recorded monuments and a protected structure.</p>	<p>This site is largely built out and objectives in the plan in Chapter 14 Green Infrastructure and Chapter 15 Biodiversity provide for protection of biodiversity, etc.</p>	
MW-C-03 (MW-C-03)	Lands suitable for educational, institutional and civic uses.	PHH, MA		ACF	S, CH, W BFF, L,	<p>Consider an objective to ensure any development of the site explores possible pedestrian/cycle link eastwards into MW-GC-01 Spa Glen Amenity Corridor.</p>	<p>See objectives in Chapter 12 Transport and Mobility.</p>	No further recommendations
MW-C-04 (MW-R-05)	Residential Care facility to include nursing home and housing for the elderly.			PHH, ACF	S, CH W BFF, L, MA	<p>Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Reconsider zoning objective.</p>	<p>The previous objective on this site provided for this type of use. Site is within walking distance of a neighbourhood centre and there is a footpath which can serve the site. It is also proximate to residential areas. Future recreational amenities including parks are also planned in this area.</p>	No further recommendations
MW-GC-01	Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and	PHH, BFF,		W	S, MA, CH	<p>Full SEA to be completed following SFRA.</p>	<p>Noted. Include additional text in the objective as follows:</p>	Further comments pending completion of updated SFRA.

	riparian habitats on site should be retained and protected. Any development proposals in the vicinity of this corridor should seek to ensure that the corridor is strengthened and protected. *	L, ACF				Consider reference to the TPOs on the site.	'Parts of the Spa Glen have also been subject of a Tree Preservation Order designation.'	
MW-GC-02	Bearforest Amenity Corridor. Riparian habitat with aesthetic and ecological value adjoining the Bearforest estate. Retain, reinforce and protect this corridor for its amenity functions. Scope for a linear pathways or linkages to adjoining open space/recreational zonings should be explored.	PHH, BFF, L, ACF		W	S, MA, CH	No change considered necessary.	No response required.	No further recommendations
MW-GC-03 (MW-O-12)	Annabella Woods Amenity Corridor. Area of linear open space connecting into a wider riparian woodland corridor. Open space to include amenity walkway.	PHH, ACF, L,		BFF,	CH S, MA, W,	No change considered necessary.	No response required.	No further recommendations
MW-GR-04	Blackwater Amenity Corridor: Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider an objective similar to FY-GC-04 in Fermoy that states	Comments on SFRA are noted.  Chapter 11 Water Management of the Draft Plan sets out in detail the approach	Consider extending the MW-GR-04 Mallow zone to include the full extent of the

(MW-O-04)	<p>plain so that they can contribute to the environmental diversity of the area for future generations and can be used for recreation and other compatible uses during the lifetime of the Plan.</p> <p>Opportunities to extend the riverside park should be considered over the lifetime of the plan including provision of further pedestrian crossings over the river to link the north and south parts of the town.</p> <p>Protect and enhance vistas of Mallow Castle and other landmarks within the town and environs.</p> <p>Some of this area is located within or close to the Blackwater Special Area of Conservation and any proposals within this area will need to give appropriate consideration to this designation.</p> <p>*</p>				<p>that the areas within the SAC, including riparian margins, shall be protected and they are generally not suitable for development.</p> <p>Consider extending the zone to include the full extent of the floodplain including the parcel of land to the west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.</p>	<p>to riparian margin protection, etc.</p> <p>Based on the recommendation for the MW-X-01 it is considered appropriate to mention in the objective that the Castlelands area (south and east of Mallow Castle) is subject of a Tree Preservation Order designation. Text as follows:</p> <p>'The Castlelands area (south and east of Mallow Castle) is subject of a Tree Preservation Order designation.'</p>	<p>floodplain including the parcel of land to the west of Willowbank that is located entirely within the 0.1% AEP and partly within the 10% AEP for fluvial flooding.</p> <p>Further comments pending completion of updated SFRA.</p>
MW-GR-05	Fair Street Upper Open space and recreational use	PHH, L		CH S, MA, W, ACF, BFF,	No change considered necessary.	No response required.	No further recommendations.

MW-GA-06  (MW-O-06)	Mallow Golf Club To remain predominantly open in character as part of the landscape setting of the town.	PHH, L, MA,			CH S, W, ACF, BFF,	No change considered necessary.	No response required.	No further recommendations.
MW-GA-07  (MW-O-07)	Hedgerow/woodland to the east of the zoning should be strengthened. This area has future potential to function as a continued extension of a linear woodland/parkland amenity from the Bearforest amenity corridor located further to the north east. Scope for linkages to adjoining open space/recreational zonings should be considered.	PHH, L, MA,		BFF,	CH S, W, ACF,	No change considered necessary.	No response required.	No further recommendations.
MW-GC-08  (MW-O-08)	Landscape Amenity/Conservation. (Gouldshill)	PHH, L, MA,			CH S, W, ACF, BFF,	No change considered necessary.	No response required.	No further recommendations.
MW-GA-09	Active Open Space. Mallow United AFC	PHH, MA,		BFF,	CH S, W, L ACF,	No change considered necessary.	No response required.	No further recommendations.

MW-GC-10 (MW-O-10)	Landscape Amenity/Conservation. (Mallow south west) These lands form part of the flood plain and are not generally suitable for development. Part of the site is adjacent to a Special Area of Conservation.	PHH, MA,		BFF,	CH S, W, L ACF,	Consider broadening this objective to include opportunities for biodiversity enhancement.	Now incorporated within the 22 <sup>nd</sup> March version of the Draft Plan.	No further recommendations.
MW-GA-11 (MW-O-11)	Active Open Space. Mallow Racecourse	PHH,		W, BFF, MA,	S, ACF, L, CH	Consider expanding this objective to recognise that these lands are located entirely within the floodplain and are not generally suitable for further development.  Full SEA to be completed following SFRA.  It would also appear that part of the SAC is located within the site. Consider implementing a natural buffer to the SAC and/or rezoning the SAC as GC.	The protection of the SAC is already mentioned in the General Objectives for Mallow.  Include additional text as follows:  "Part of this site is located within the Blackwater Special Area of Conservation. The ecological value of this habitat is to be retained and protected".	Further comments pending completion of updated SFRA.
MW-GR-12	Open Space/Park. Oakfield	PHH, L, MA,			CH S, W, ACF, BFF,	No change considered necessary.	No response required.	No further recommendations.
MW-GC-13	Limerick Road Roundabout	PHH,			CH S,	No change considered necessary.	No response required.	No further recommendations.

(MW-O-13)	Open space, including tree planting, to be retained for its important visual function on main approach to the town from the north.	L, MA,			W, ACF, BFF,			
MW-GC-14  (MW-O-14)	Lands to be retained for their visual character including woodland riparian habitat on main approach road into Mallow from the north.	PHH, L, MA,			CH S, W, ACF, BFF,	No change considered necessary.	No response required.	No further recommendations.
MW-GC-15  (MW-O-09)	Open space suitable for woodland/landscaping with scope for pedestrian/cycle link from Bellevue to Mallow Primary Healthcare and adjoining employment areas. Part of this land may also be used to provide an extension of the cemetery should the need arise.	PHH, L,		W, MA, S,	CH ACF, BFF,	This site is identified as subject to 1%AEP pluvial flooding. Consider addressing this in the objective.  Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

<p>MW-GC-16  (MW-O-04)</p>	<p>Navigation Road Amenity Corridor This area includes a complex of both mature and immature mixed woodland including veteran trees. The ecological value of this area should continue to be strengthened and improved where possible.</p>	<p>PHH, L, MA,</p>		<p>BFF,</p>	<p>CH S, W, ACF,</p>	<p>Consider extending this zone eastwards to include the full extent of the local biodiversity area of Scarteen Woods.  Consider reference to the TPOs on the site.</p>	<p>It is considered that the eastern extent of this local biodiversity area is fragmented and is already quite built up. It is considered that including this within a green infrastructure zoning would therefore be impractical.  There are no Tree Preservation Orders at this location. Although the 2010 Mallow Town Council Plan shows points on a map indicating that these are 'Tree Preservation Order (previously designated)' many of these were not previously designated and as such this is incorrect.</p>	<p>No further recommendations.</p>
<p>MW-RR-03 +</p>	<p><b>Northern site</b> - 8ha approx Residential Reserve. See objective ZU3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework for the overall co-ordinated and</p>					<p>Objective added after pre-draft version.</p>		<p>Further consideration of Residential Reserve zoning is recommended having regard to the provisions of</p>

	<p>phased development of the area taking into account infrastructural deficits and the topography and visibility of the site within the wider area.</p> <p>Development of this residential reserve is dependent on:</p> <ul style="list-style-type: none"> <li>• Provision of satisfactory access proposals that address the needs of the site and its surrounding context.</li> <li>• The availability of appropriate water and wastewater infrastructure to cater for the needs of the development</li> <li>• Mitigation of any negative effects on the landscape, natural and built heritage of the area.</li> </ul>							<p>the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>
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<p>MW-RR- O4 +</p>	<p><b>Southern site - 7.5ha approx</b> Residential Reserve. See objective ZU3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework for the overall co-ordinated and phased development of the area taking into account infrastructural deficits and the topography and visibility of the site within the wider area.</p> <p>Development of this residential reserve is dependent on:</p> <ul style="list-style-type: none"> <li>• Provision of satisfactory access proposals that address the needs of the site and its surrounding context.</li> <li>• The availability of appropriate water and wastewater infrastructure to cater for the needs of the development</li> <li>• Mitigation of any negative effects on the landscape,</li> </ul>					<p>Objective added after pre-draft version.</p>		<p>Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>
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	natural and built heritage of the area.  <u>Note:</u> Revisions required to text of the MW-RR-01 as well as to the Population and Housing Section for Mallow.							
MW-AG-01+	New Agriculture zoning					Objective added after pre-draft version.		No further recommendations.
<b>General SEA Comments/Feedback on Mallow</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider objective and qualifying criteria for MW-GB2 sites as they do not appear to be covered by Objective RP4-2 in Chapter 5 Rural nor within Chapter 18 Zoning and Land Use. Objective RP5-9(d) in Chapter 5 Rural states that “the settlement land use zoning maps will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses”.							This is a matter for Chapter 5 Rural of the Plan.	Rural chapter updated. No further recommendations.
The railway corridor running north/south through the town is identified as an area of local biodiversity in the Atkins Map. Consider an objective to protect and enhance this ecological linear corridor.							It is considered that the need to retain corridors for their biodiversity value is well covered in Chapter 15 biodiversity and Chapter 14 green infrastructure of the Draft Plan.	No further recommendations.

<p>MW-U-01 -Consider an objective to create a walkway/cycleway along this linear route as part of any future road proposal whilst retaining areas of local biodiversity of broadleaved woodland, scrub, scattered trees and dry meadows as far as practicable.</p>	<p>This objective has now deleted from the Draft Plan.</p>	<p>No further recommendations.</p>
<p>Consider an objective to commit to delivering an integrated local area plan for the town – so that transport issues identified in the transport strategy can inform an overall plan for the town (including land-use, public realm, landscaping, social enterprise etc.)</p>	<p>There is already a commitment to prepare a Local Transport Plan in the objectives for Mallow which will need to give consideration to future land uses and other matters. Cork County Council intend to prepare LAPs in accordance with requires of legislation following the adoption of the CDP.</p>	<p>No further recommendations.</p>
<p>RPO 11(d) seeks to have an engaged and active voluntary, non-profit and social enterprise sector in Mallow. Consider a tailored zoning objective to address this.</p>	<p>Noted. No change proposed.</p>	<p>No further recommendations.</p>
<p>Cork MASP Policy Objective 8 supports designating Mallow as a Commuter Rail Station (which will assist a revised fare structure) and the opportunity this presents to encouraging a modal shift for commuters in North Cork. RPO19 also seeks to leverage Mallow’s strategic location and accessibility on inter-regional rail networks. It also seeks to strengthen ‘steady state’ investment in existing rail infrastructure whilst also getting investment for improved infrastructure and services particularly to improve the potential for more frequent feeder services between Mallow as a Key Town with Rathmore, Banteer and Millstreet to support a modal shift in North Cork. Consider an objective to support the future strategic role of Mallow Train Station (The planned strategic role of Mallow train station is not specifically covered in Objective TM8-1 Rail Transport in Volume 1).</p>	<p>The vision for Mallow town and text within the MW-GO-01 objective are considered relevant. It is proposed to include new text in the Movement section Mallow.</p> <p>‘The RSES recognises Mallow’s strategic location and accessibility on inter-regional rail networks. It seeks to</p>	<p>No further recommendations.</p>

						strengthen investment in infrastructure and services between Mallow and other locations to help support modal shift in North Cork. This aim is also supported in this plan.’ Chapter 12 Transport is also relevant.	
Consider mapping Mallow Primary Heathcare centre and providing an objective given it is identified as a key attribute of Mallow in RSES and that the support and improvement of existing health services is identified as a key infrastructural requirement for Mallow in RSES.						It is considered that referencing the Primary Health Care facility is adequate. The approach in the plan has generally been not to zone areas where the facility has already been provided. This area also provides for a mixture of uses and not just a primary healthcare centre.	No further recommendations.
<b>Charleville</b>							
Old LAP site reference in <b>red</b>							
<b>General Objectives</b>							
<b>Objective</b>	<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

CV-GO-01	Plan for development to enable Charleville to achieve its population target of 6,520 persons by 2028. To encourage the expansion and diversification of its employment and service base aiming to make it a more balanced and sustainable live/work destination while further capitalising on its strategic position and connectivity between Cork and Limerick Metropolitan Areas along the Atlantic Economic Corridor.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
CV-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	does not fall below legally required levels.							
CV-GO-?	The green infrastructure, biodiversity and landscape assets of Charleville include its river corridors, mature trees, wetlands, woodlands, etc. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Built and Natural Heritage.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
CV-GO-03	Support and promote Charleville town centre as the primary and most appropriate location for the expansion of retail development.	PHH, MA, ACF			S, W, BFF, L, CH,	No change considered necessary.	No response required.	No further recommendations.
CV-GO-04	All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and	PHH, MA, CH, ACF, L,			S, W, BFF,	No change considered necessary.	No response required.	No further recommendations.

	routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.							
CV-GO-05	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.	PHH, MA, ACF,			S, W, BFF, CH, L,	No change considered necessary.	No response required.	No further recommendations.
MW-GO-06	Promote the enhancement of the overall tourism product of the town by supporting appropriate heritage led town centre renewal and ongoing improvement of amenities. Seek to capitalise on the potential of Charleville to connect with other tourism offers in the region.	PHH, MA, CH,			S, W, BFF, ACF, L,	No change considered necessary.	No response required.	No further recommendations.
CV-GO-07	Support the implementation of the M20 motorway bypass.	PHH, MA,		ACF BFF,	S, W, L, CH,	No change considered necessary.	No response required.	No further recommendations.
CV-GO-08	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the	PHH, L, CH,			S, W, BFF, MA,	No change considered necessary.	No response required.	No further recommendations.

	character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.				ACF,			
CV-GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.	PHH, ACF			CH S, W, MA, BFF L	No change considered necessary.	No response required	No further recommendations.
CV-GO-10	All proposals for development within the areas identified as being at risk of flooding will need to comply with objectives in Chapter 11 of this Plan.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
CV-GO-11	In accordance with Chapter 11 of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water	PHH, W, BFF, MA,			S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.



	management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.								
<b>Charleville – Specific Zoning Objectives</b>									
Old LAP site reference in red									
Town Council reference in green									
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion	
CV-R-01 (CV-R-05)	Medium A density residential development including link road access to the south and connectivity to the north. Proposals should provide for pedestrian permeability through the site.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.	
CV-R-02 (CV-R-02)	Medium A density residential development. Layout and design of development will need to have regard to the road reservation affecting the site. Any proposals should be considered as part of an overall framework in tandem with lands to the south and provide for pedestrian connectivity through the site to this area.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.	

CV-R-03 (CV-R-03)	Medium A density residential development. Proposals should provide for pedestrian permeability through the site.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CV-R-04 (CV-R-01)	<p>Medium A density residential development. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. In particular the woodland/ biodiversity area to the north east of the site should be retained and incorporated sensitively within the overall development.</p> <p>Development proposals should provide for a generous amenity area/ community facilities to be conveniently located within the scheme and serving the north side of</p>	PHH, MA, ACF,		BFF,	S, L, CH W,	Consider zoning Deerpark woodland GC as part of the green infrastructure network.	It is considered that the wording of the objective is adequate and in combination with Objectives set out in Chapter 15 Biodiversity it provides sufficient protection.	No further recommendations.

	Charleville. There may be scope to link this to any future redevelopment proposals to lands directly to the south of the site which include Charleville Park (Country House) and its associated grounds.							
CV-B-01 (CV-B-01)	Business Estate development adjoining Ballysallagh Business Park. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. ^	PHH, MA,		ACF	S, L, CH W, BFF,	Consider the potential for this site as an e-centre location suitable for remote working (given proximity to the train station) to drive sub regional growth in the shared hinterlands with Co. Limerick as per RSES.	It is considered that Chapter 8 Economic Development and Chapter 9 Town Centres provide a sufficient policy context for the consideration of remote working facilities.	No further recommendations.
CV-B-02 (CV-B-02)	Business Estate development. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.

	boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. ^							
CV-B-03 (CV-B-03)	<p>Business Estate development. Pedestrian links should be provided to Bakers Road. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Should additional lands be required for the expansion of recreational facilities these may be considered within this zoning. Watercourses or riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan.</p> <p>The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO003-005,</p>	PHH, ACF,		MA,	S, L, CH W, BFF,	Reconsider compatibility of recreational facilities within this zoning or ensure they could only be considered if contiguous to CV-GA-05 to ensure business zoning is not compromised.	The suggestion to retain some of these lands for future expansion of the GAA facility was part of a pre-draft submission. There is a current application on site to this effect.	No further recommendations.

	<p>any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment.</p> <p>^</p>							
<p>CV-B-04 (CV-B-04)</p>	<p>Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Layout of the site should make provision for an access road. Individual access points onto this access road should be avoided in favour of a shared entrance. Access proposals and any junction enhancements that may be required should not compromise the strategic role of the national road network pending delivery of the M20 scheme.</p> <p>^</p>	<p>PHH, MA, ACF,</p>			<p>S, L, CH W, BFF,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

CV-B-05 (CV-B-05)	To provide for business or light industrial uses. Watercourses or riparian habitats on site shall be retained and protected. *	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>Consider zoning the banks of the stream as green infrastructure and consider including a presumption against culverting the watercourse given the stream bisects the site.</p> <p>The site has narrow access and is a backland site to the rear of houses. Consider suitability of business zoning overall. Also consider zoning the adjoining brownfield site with frontage to Chapel Street R515.</p>	<p>Noted. The watercourse is considered too narrow to zone by itself. It is considered that other objectives in the draft plan relating to Green Infrastructure Chapter 14 and Water Management Chapter 11 should adequately provide for its protection.</p> <p>This site has been carried forward from the previous Local Area Plan and provides for the expansion of neighbouring businesses.</p>	<p>Consider zoning the brownfield site adjacent to CV-B-05 in Charleville that has frontage to Chapel Street R515.</p> <p>Further comments pending completion of updated SFRA.</p>
CV-I-01 (CV-I-01)	Industrial estate development. ^ Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Watercourses/riparian habitats on	PHH, MA, ACF,		BFF,	S, L, CH W,	<p>Consider zoning Ballysallagh Wood in the north-eastern corner of the site GC as part of the green infrastructure network.</p> <p>Consider strengthening this objective from 'seek to retain where feasible' to a presumption</p>	<p>Indicative route for this CV-U-04 road runs right through this wooded area.</p> <p>This is a relatively newly planted woodland and according to the Habitat Mapping Report no habitat identified as being of 'special conservation</p>	<p>No further recommendation.</p>

	<p>site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan.</p> <p>Any development proposals shall seek to retain (where feasible) the woodland to the north of the site. If the future road link (objective CV-U-O4) should impact on this area adequate compensation shall be provided by strengthening the remaining woodlands and replanting on adjoining lands.</p>					<p>against development within Ballysallagh Wood.</p>	<p>importance' is present here. On this basis and on account of the road route not being determined it is considered reasonable to retain the wording proposed in the draft and to compensate for any loss should this arise.</p>	
<p>CV-T-01 (CV-T-01)</p>	<p>Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. Take appropriate consideration of the Architectural Conservation Area designation. *</p>	<p>PHH,</p>		<p>W, BFF, MA,</p>	<p>S, ACF, L, CH</p>	<p>Full SEA to be completed following SFRA.</p> <p>Consider zoning the banks of the stream as green infrastructure.</p>	<p>Noted.</p> <p>The watercourse is considered too narrow to zone by itself. It is considered that other objectives in the draft plan relating to Green Infrastructure and Water Management should adequately provide for protection.</p>	<p>Further comments pending completion of updated SFRA.</p>

CV-T-02 (CV-T-02)	Provide for Town Centre expansion, to include a mix of town centre uses. Important landmark site on arrival into the town from the north. Any proposals should be considered as part of an overall framework in tandem with lands to the north and provide for pedestrian connectivity through the site to this area. Mature trees on site should be retained where possible and development proposals should be of high quality of design in recognition of Charleville's important built heritage and taking into account adjoining protected structures and the Charleville Architectural Conservation Area.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
CV-T-03 (CV-T-03)	Important landmark site on arrival into the town from the north. Proposals should have a high quality of design in recognition of Charleville's important built heritage and to integrate appropriately with the nearby adjoining protected structure.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
CV-C-01 (CV-C-01)	To provide for the expansion of education facilities and ancillary uses.	PHH, MA, ACF,			S,	No change considered necessary.	No response required	No further recommendation.



					L, CH W, BFF,			
CV-C-02 (CV-R-09)	Nursing Home provision.	PHH, MA,		ACF,	S, L, CH W, BFF,	Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Reconsider zoning objective.	Noted. This zoning reflects the existing permission for a nursing home on this site.	No further recommendation.
CV-U-01 (CV-U-01)	Local access / relief road.	PHH, MA,		ACF	S, L, CH W, BFF,	Consider expanding objective to include pedestrian and cycle links as a priority.	It is considered that this is adequately provided for in the objectives in Chapter 12 Transport and Mobility of the Draft Plan.	No further recommendation.
CV-U-02 (CV-U-02)	Local access road.	PHH, MA, ACF,			S, L, CH W, BFF,	Consider if this zoning objective is still required as local access road appears to be in place.	This has now been removed on Members request.	No further recommendation.
CV-U-03 (CV-U-03)	Pedestrian walk through town park to town centre.	PHH, MA,		ACF	S, L, CH W, BFF,	Consider extending the walkway westwards along the stream to provide a walk for Glen Haven and Meadow Vale Avenue and onto the R515. Area is a floodplain - consider GI zoning.	This was assessed during the preparation of the draft plan and it was considered that it would be difficult to achieve particularly as it runs in close proximity to some established	No further recommendation.

							residences. It may be something that the local community can investigate over the lifetime of the plan. The area is considered too narrow to zone as GI by itself however much is already retained as green space within the layout of these developments.	
CV-U-04 (CV-U-04)	Local Access/relief road connecting the Kilmallock road to Station Road. Route shown is indicative.	PHH, MA,		ACF, BFF,	S, L, CH W,	Consider expanding objective to include pedestrian and cycle links as a priority.  Also consider expanding objective to seek to avoid Ballysallagh Wood.	It is considered that this is adequately provided for in the objectives in Chapter 12 Transport and Mobility of the Draft Plan. Suggested additional text: 'The proposed route shall seek to avoid and retain (where feasible) the existing Ballysallagh woodland. If woodland cannot be retained adequate compensation shall be provided by strengthening the remaining woodlands and replanting in the area.'	No further recommendation.

CV-U-05	Railway Road. To provide for enhanced pedestrian/cycle connectivity from train station to town.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
CV-GA-01 (CV-O-01)	Active Open Space. Dr. Mannix Sportsfield (Charleville GAA).	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
CV-GA-02 (CV-O-02)	Active Open Space. Tim Fitzgerald Park (Charleville AFC).	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
CV-GR-03 (CV-O-03)	Open Space/Park. Town Park and associated recreational facilities. Site includes the Glen River an important local biodiversity area within the town *	PHH, MA, BFF,		W ACF,	S, L, CH	Full SEA to be completed following SFRA.  Consider extending the zoning westwards along the stream and providing an objective for a walkway linking the park with Glen Haven and Meadow Vale Avenue and onto the R515. Area is a floodplain - consider GI zoning	Noted. This was assessed during the preparation of the draft plan and it was considered that it would be difficult to achieve particularly as it runs in close proximity to some established residences. It may be something that the local community can investigate over the lifetime of the plan. The area is considered too narrow to zone as GI by itself however much is	Further comments pending completion of updated SFRA.

							already retained as green space within the layout of these developments.	
CV-GA-04 (CV-O-04)	Active Open Space. Sports Pitch.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
CV-GA-05 (CV-O-05)	Active Open Space. GAA Sports and Pitch Facilities.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendation.
<b>SEA General Comments/Feedback for Charleville</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Omit CH-I-01 zone from the map as it the lands are predominantly greenfield lands subject to flooding located outside of the settlement boundary and there is no corresponding objective.							This is a typo on the map and is actually GB1-2. Non material map change required.	No further recommendation.
There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period. Notwithstanding Charleville's role as part of the agri-food network, reconsider the large quantum and suitability of industrial and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre) -or otherwise consider an overarching objective to ensure sequential growth of these business lands so that lands closest to the town centre are developed first.							Charleville plays an important role in the North Cork Agri Food Network. It has the benefit of a rail station and should have convenient access to the future M20. Significant population growth is also envisaged in Charleville and the vision is to make the	There is approximately 77ha of business/ industrial land zoned for Charleville for this plan period. Notwithstanding Charleville's role as part of the agri-food network, review the large quantum and suitability of industrial

						town a balanced live/work destination. On this basis it is considered that there should continue to be a strong business/industrial land supply in Charleville.	and business zoned land on predominantly greenfield sites (esp. CV-B-01 to CV-B-04 which are a distance from the town centre)	
						Consider an objective on zoned sites close to the town centre or near the train station that are e-centre locations suitable for remote working to drive sub regional growth in the shared hinterlands with Co. Limerick. (Charleville is recognised as a suitable location and good practice example for such initiatives in RSES).	It is considered that Chapter 8 Economic Development and Chapter 9 Town Centres provide a sufficient policy context for the consideration of remote working facilities.	No further recommendations.
						Consider zoning the train station as a key asset and setting out its role in the future growth of the settlement including objectives for any rail/ freight potential as mentioned in the text.	This approach would not be consistent with the approach for other rail stations across the County which are not identified on the zoning map.	No further recommendations.
<b>Kanturk</b>								
Old LAP site reference in red								
<b>General Objectives</b>								
<b>Objective</b>	<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>	

KK - GO-01	Plan for development to enable Kanturk to achieve its target population of 3,302 persons by 2028.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
KK - GO-02	In order to secure the sustainable population growth and supporting development proposed in KK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
KK - GO-03	The green infrastructure, biodiversity and landscape assets of Kanturk include its river corridors, mature	PHH MA, BFF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	trees, wetlands, woodlands and the Blackwater River Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Built and Natural Heritage.	L, ACF						
KK - GO-04	Where development adjoins the river appropriate set backs will be required and for large scale proposals the opportunity to provide public access to the river bank and provide new civic spaces should be considered.	PHH MA, ACF		BFF	CH S, L, W,	Where development adjoins the river appropriate set-backs will be required and for large scale proposals the opportunity to provide public access to the river bank and provide new civic spaces should be considered where appropriate.	Change has already been made in latest version.	No further recommendations.
KK - GO-05	In accordance with the objectives as set out in Volume One, Chapter 11 Water all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS)	PHH, W, BFF, MA,			S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.

	<p>and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p>							
KK - GO-06	<p>Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, historic features such as walls and street furniture, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.</p>	PHH, MA, L, CH			S, ACF, W, BFF,	No change considered necessary.	No response required	No further recommendations.
KK - GO-07	<p>Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of</p>	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.



	existing footpaths and provision of facilities for cyclists as appropriate.							
KK - GO-08	Enhance the overall tourism product of the town, through protection of its attractive setting and heritage building stock, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.	PHH, MA, L, CH			S, ACF, W, BFF,	No change considered necessary.	No response required	No further recommendations.
KK - GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value. Continue to advance and strengthen the green infrastructure network within the town over the lifetime of the plan in particular capitalising on the extensive riverside amenity which is present.	PHH, MA, L,		BFF	S, ACF, W, CH	No change considered necessary.	No response required	No further recommendations.

KK - GO-10	All proposals for development within the areas identified as being at risk of flooding will need to comply with Volume One, Chapter 11 of this Plan.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
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**Kanturk – Specific Zoning Objectives**

Old LAP site reference in **red**

Town Council reference in **green**

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion	
KK-R-01 ( <b>KK-R-01</b> )	Medium B Density Residential Development	PHH,		MA ACF,	S, W, CH L, BFF	Consider expanding this zone to include the undeveloped greenfield site across the road- as previously identified in the LAP as a residential site KK-R-02.	The site referred to is a small sloping parcel of land to the rear of some houses. This site has limited potential for development and can be considered on its merits.	No further recommendations.
KK-R-02 ( <b>KK-R-05</b> )	Medium B Density Residential Development. Layout to ensure connectivity with town centre to the north and provision for amenity walk to east. This area is close to the Blackwater River Special Area of Conservation.	PHH, MA, ACF,			S, W, BFF, L, CH	No change considered necessary.	No response required	No further recommendations.

<p>KK-R-03 (KK-R-03)</p>	<p>Medium B Density Residential Development. Proposals shall give appropriate consideration to archaeology on the site including provision of a buffer zone and shall provide for the suitable protection/retention of mature trees and hedgerows where appropriate. Any proposals on this site should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. Proposals should make provision for a pedestrian link which would facilitate ease of access to the town park/town centre to the south western of the site.</p>	<p>PHH,</p>			<p>S, W, CH L MA ACF, BFF</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>KK-B-01 (KK-B-01)</p>	<p>Business. These lands are considered suitable for light industry, retail showrooms (where the retailing function is ancillary to the principle manufacturing function), wholesaling trade showrooms, incubator units and car showrooms.</p>	<p>PHH, MA,</p>		,	<p>S, L, CH W, BFF, ACF</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

<p>KK-B-02 (KK-B-02)</p>	<p>Business. Layout shall make provision for completion of KK-U-03 (river crossing). Adequate pedestrian access should be provided that connects with the town footpath network regardless of whether the subject lands are developed as a whole or in parts.</p> <p>^</p>	<p>PHH, MA,</p>			<p>S, L, CH W, BFF, ACF,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>KK-B-03 (KK-B-03)</p>	<p>Business. Proposals should set out a framework for the overall co-ordinated and phased development of these lands. Development should include a substantial element of green infrastructure considering its location and should be subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle. Watercourses, woodland and riparian habitats on site shall be retained and protected. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be</p>	<p>PHH, MA</p>		<p>W, BFF, ACF</p>	<p>S, L, CH</p>	<p>Full SEA to be completed following SFRA.</p> <p>Consider zoning the banks of the stream, and the 0.1%AEP floodplain in the southwestern corner of the site, as green infrastructure.</p> <p>Overall, reconsider the quantum of business zoned land for the settlement of Kanturk which appears to be in excess of requirements.</p>	<p>Noted.</p> <p>The zoned business land in Kanturk has been carried over from the previous plan.</p> <p>It is considered appropriate to retain these lands zoned for business purposes to provide an adequate range of choice for business development in this part of North Cork.</p>	<p>Reconsider Business zone KK-B-03 Kanturk and overall consider the quantum of business zoned land for the settlement of Kanturk.</p> <p>Further comments pending completion of updated SFRA.</p>

	proportionate to the level of traffic intended to use the L-5075. * ^							
KK-B-04 (KK-B-04)	Business uses with new link road connecting Percival Street to the Greenfield Road. A buffer zoned is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage.	PHH MA,,			S, L, CH W, ACF, BFF,	No change considered necessary.	No response required	No further recommendations.
KK-T-01 (KK-T-01)	Town centre uses. Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. Take appropriate consideration of the Architectural Conservation Area designation. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
KK-T-02 (KK-T-02)	Town centre expansion. Provide new road to Percival Street connecting with existing relief road serving Strand Street and high quality pedestrian linkages to residential / school lands and amenity walk to the west. Proposals should provide for a strong and well	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.

	connected public realm including new public space. (See also regeneration site objective) *							
KK-C-01 (KK-C-01)	To provide for expansion of educational facilities and provision of a new road connecting Percival Street to the Greenfield Road.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
KK-C-02 (KK-C-01)	To provide for expansion of educational facilities	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
KK-X-01 (XX-X-01)	Provision of a Nursing Home and ancillary assisted housing units.	PHH,		MA, ACF,	S, L, CH W, BFF,	Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre with poor connectivity and integration into the community. Reconsider zoning objective particularly given the quantum of available greenfield sites within the existing built up area zone.	This zoning reflects a previous permission on these lands.	Permission 124910 for an extension of duration to permission granted under planning reg 07/4226 has expired. No development has occurred.  Edge of settlement site surrounding by business zoning. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from the town centre

								with poor connectivity and integration into the community. Review zoning objective particularly given the quantum of available greenfield sites within the existing built up area zone.
KK-U-01 (KK-U-05)	Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
KK-U-02 (KK-U-02)	Proposed local access road.	PHH MA,		ACF	CH S, L, W, BFF	Consider expanding objective for pedestrian and cycle priority.	It is considered that this is adequately covered in Chapter 12 Transport and Mobility.	No further recommendations.
KK-U-03 (KK-U-03)	Provide new downstream river crossing.	PHH ACF		BFF MA,	CH S, L, W,	Located in floodplain - Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
KK-U-04 (KK-U-04)	Develop and maintain Pedestrian walk from town centre through open space along river bank to Brogeen Mill. Proposals should be designed	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.							
KK-GC-01 (KK-O-01)	Landscape Amenity/Conservation. River Brogeen/Dalua green corridor and Kanturk Castle. This is an important area of biodiversity/amenity to the south of the settlement of Kanturk. It has the potential over time to provide both formal and informal walking routes along the old rail line as well as in close proximity to waterside amenity and to connect with the historic site of Kanturk Castle. Any proposals must take into account its location within and adjoining the Special Area of Conservation.	PHH BFF ACF, L, W,			CH S, MA,	Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle”.	Include new text as follows: ‘Encourage the active use of Kanturk Castle and attendant grounds to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle.’	No further recommendations.
KK-GR-02 (KK-O-02)	Open Space/Park. Multifunctional sporting/recreational area along the banks of the Dalua River. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.



KK-GR-03 (KK-O-03)	Open Space/Park. Dalua Riverside Amenity Area. Greenane Park. To further strengthen pedestrian linkages to this area in particular to recreational areas further south. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
KK-GC-04 (KK-O-04)	Landscape Amenity/Conservation. To protect the amenities of the Allow river valley and its contribution to the character of Kanturk.	PHH BFF ACF, L,			CH S, MA, W,	No change considered necessary.	No response required	No further recommendations.
KK-GA-05 (KK-O-05)	Active Open Space. Kanturk GAA.	PHH ACF,		BFF	CH S, MA, L, W,	No change considered necessary.	No response required	No further recommendations.
KK-GC-06 (KK-O-06)	Landscape Amenity/Conservation. Generally to be reserved for agriculture and related/compatible uses. This prominent slope makes a significant contribution to the rural character of Kanturk	PHH BFF ACF, L, W,			CH S, MA,	No change considered necessary.	No response required	No further recommendations.
KK-GR-07	Open Space/Park. Dalua Riverside Amenity Area. Town Park/O Brien Park. Continue to strengthen the multifunctional role and connectivity to these important green infrastructure assets.	PHH ACF,		BFF	CH S, MA, L, W,	Consider a GC zone for the SAC- especially the portion of land designated an SAC up to the riparian woodland (which is of local biodiversity value).	Greenbelt zonings frequently include Natura sites and there is no conflict with this designation and the zoning. It is considered	No further recommendations.

							that there are ample objectives in the plan which provide protection to SACs/biodiversity areas.	
KK-GA-08 (KK-R-01)	Active Open Space	PHH ACF,		BFF	CH S, MA, L, W,	No change considered necessary.	No response required	No further recommendations.
New change to boundary +	Extend development boundary and existing built up area as shown in white to include additional field. Map change only.		PHH ACF,	BFF	CH S, MA, L, W,	Change added after pre-draft version.		Review the boundary extension on the northern extent of Kanturk, close to Saint Patrick's Cemetery, that was done to include a greenfield site within the Existing Built Up Area zone of Kanturk having regard to the extensive quantum of zoned land.
<b>General Comments</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Could undeveloped areas along the river which are zoned existing built up area be zoned as Open Space? (SC)							A lot of these areas are already built up or the	No further recommendations.

	<p>corridor is very narrow to zone on a map layer. It is considered that such areas have been largely zoned with the GI proposals outlined.</p>	
<p>Consider objective and qualifying criteria for MW-GB2 sites as they do not appear to be covered by Objective RP4-2 in Chapter 5 Rural nor within Chapter 18 Zoning and Land Use. Objective RP5-9(d) in Chapter 5 Rural states that “the settlement land use zoning maps will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses”.</p>	<p>This is a matter for Chapter 5 Rural of the Plan.</p>	<p>Chapter 5 updated. No further recommendations.</p>
<p>Consider zoning the greenfield site to the northeast of KK-R-03 as green infrastructure as it is identified as an important area of local biodiversity (dry meadow) in the habitat mapping and it is not zoned for residential development in this plan. The site was previously identified in the LAP as part of residential site KK-R-03.</p>	<p>This is a site on which development had previously commenced, services had been laid but was subsequently abandoned. The existing built up area provides ample flexibility on this site for proposals to be considered on their merits. Objectives in the plan regarding Green Infrastructure (chapter 14) and Biodiversity (chapter</p>	<p>Consider zoning the site to the northeast of KK-R-03 in Kanturk as green infrastructure as it is identified as an important area of local biodiversity (dry meadow) in the habitat mapping or otherwise zone the site for residential use with an objective that includes reference to the local biodiversity of the site..</p>

							15) also need to be considered.	
The Map appears to contain a segregated parcel of land to the north-east of KK-X-01 in error- delete boundary							Noted. A map change is required to address this.	No further recommendations.
<b>Buttevant</b>								
Old LAP site reference in red								
<b>General Objectives</b>								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
BV-GO-01	Plan for development to enable Buttevant achieve its population growth target of the 1,261 persons by 2028.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
BV-GO-02	In order to secure the sustainable population growth and supporting development proposed in BV-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	<p>be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.</p>							
BV-GO-03	<p>The green infrastructure, biodiversity and landscape assets of Buttevant include its river corridors, mature trees, wetlands, woodlands and the Blackwater River Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Built and Natural Heritage.</p>	<p>PHH MA, BFF L, ACF</p>			<p>CH S, W,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

BV-GO-04	Secure the delivery of a bypass for the town/M20 to address the significant adverse impacts of the high levels of through traffic along the main street of the town.	PHH MA, BFF L, ACF			CH S, W, BFF L, ACF	No change considered necessary.	No response required	No further recommendations.
BV-GO-05	Expand the economic base of the town in terms of employment, retail and other services to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Buttevant to compete with other locations.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
BV-GO-06	Enhance the overall tourism product of the town, through protection of its built and natural heritage, rejuvenation of the town centre and public realm and provision of additional tourism and recreational infrastructure where appropriate.	PHH MA, CH L,			S, W, BFF ACF	No change considered necessary.	No recommendation included	No further recommendations.
BV-GO-07	Preserve and enhance the character of the historic town centre by protecting historic buildings, groups of buildings, the existing street pattern, plot sizes and scale and historic features such as stone walls and street furnishings that add to the character of the town.	PHH MA, CH L,			S, W, BFF ACF	No change considered necessary.	No recommendation included	No further recommendations.

BV-GO-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives in this Plan.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
BV-GO-09	In accordance with the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.  Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.	PHH, W, BFF, MA,			S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.
BV-R-01 (BV-R-01)	Medium B Density Residential Development. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development. Pedestrian connectivity into zoned lands to the south to be provided.	PHH, ACF,		W, MA,	S, L, CH BFF,	Site is subject to pluvial flooding. Consider recognising this in the objective.  Full SEA to be completed following SFRA.	No response required	Further comments pending completion of updated SFRA.
BV-R-02	Medium B Density Residential Development. Pedestrian	PHH, MA,			S,	No change considered necessary.	No response required	No further recommendations.

(BV-R-02)	connectivity into zoned lands to the north to be provided.	ACF,			L, CH W, BFF,			
BV-B-01 (BV-B-01)	These lands are suitable for small to medium scale industrial uses, light industry and incubator units and small to medium scale warehousing and distribution uses. This area is immediately adjacent to the Blackwater River SAC.	PHH, MA,			S, L, CH W, BFF, ACF,	No change considered necessary.	No response required	No further recommendations.
BV-B-02 (BV-B-02)	Business lands subject to suitable access from the adjoining National Primary Route. A walkway is planned along the Awbeg river to the east and any future proposals should seek to make a connection into this amenity link. An appropriate buffer shall be provided adjoining the ringfort to the south of the site. ^	PHH, MA,		ACF,	S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
BV-T-01 (BV-T-01)	Town centre uses. Appropriate consideration of the Architectural Conservation Area designation is required. *	PHH, MA,		ACF, W,	S, L, CH BFF,	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.



<p>BV-U-01 (BV-U-01)</p>	<p>Develop and maintain pedestrian route and provide access across the river, at an appropriate location, to the public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC.</p> <p>A buffer zone may be required along some parts of the walk to prevent disturbance to habitats or species. The size and location of the buffer zone will be determined at project level.</p> <p>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</p>	<p>PHH, MA, ACF,</p>		<p>BFF,</p>	<p>S, L, CH W,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>BV-GA-01 (BV-O-01)</p>	<p>Active Open Space. Buttevant GAA. This area is immediately adjacent to the Blackwater River SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of</p>	<p>PHH, MA, ACF,</p>		<p>BFF,</p>	<p>S, L, CH W,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

	Conservation. The size of the buffer zone will be determined at project level.							
BV-GA-02 (BV-O-02)	Active Open Space. Buttevant AFC.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
BV-GR-03 (BV-O-06)	Open Space/Park. Develop a town park linking with pedestrian route on west side of river. The proposed park is located within the Blackwater River SAC and is suitable only for uses that are compatible with the conservation objectives of the SAC.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
BV-GC-04 (BV-O-04)	Landscape Amenity/Conservation. Open space to protect the amenity and setting of the Castle and Church.	PHH, MA, ACF,			S, L, CH W, BFF,	Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle”.	Include new text as follows: ‘Encourage the active use of this area to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle.’	No further recommendations.

BV-GC-05 (BV-O-05)	Landscape Amenity/Conservation. Protect the amenities and historic setting of the Castle and of this wooded and open area along the river and provide for a pedestrian route.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
BV-X-01 (BV-X-01)	Community facilities and/or employment uses.	PHH, MA,		ACF,	S, L, CH W, BFF,	Consider suitability of community use on this site given distance from the town centre and adjacent business zoning. Employment uses are considered more compatible and close distance to the train station.	This site is considered to be within walking distance of the town centre and is located adjoining a school. Zoning provides for flexibility.	No further recommendations.
<b>General SEA Comments/feedback for Buttevant</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider extending the settlement boundary westwards to include the train station and objectives to improve pedestrian and cycle connectivity to the village centre.							No additional development lands are required in Buttevant to cater for the scale of growth envisaged and the current boundary generally aims to consolidate the growth of the town. New text is being included in the plan to advocate for the	No further recommendations.

						reopening of former rail stations such as Buttevant along the line. If this is successful then future plans should consider this as a strategy.		
<b>Newmarket</b>								
Old LAP site reference in <b>red</b>								
<b>General Objectives</b>								
Objective		+	-	?	N	Recommendation	Response	
NK-GO-01	Plan for development to enable Newmarket achieve its population growth target of the 1,280 persons by 2028.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
NK-GO-02	In order to secure the sustainable population growth and supporting development proposed in NK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.							
NK- GO-03	The green infrastructure, biodiversity and landscape assets of Newmarket include its river corridors, mature trees, wetlands, woodlands and the Blackwater River Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	Material and Volume Two Built and Natural Heritage.							
NK- GO-04	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, by protecting historic buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.	PHH MA, L, CH			S, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
NK - GO-05	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.	PHH MA, ACF			S, W, BFF L, CH	No change considered necessary.	No response required	No further recommendations.
NK - GO-06	Enhance the overall tourism product of the town, through protection of its attractive setting, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.	PHH MA,			S, W, BFF ACF L, CH	No change considered necessary.	No response required	No further recommendations.

NK - GO-07	All proposals for development within the areas identified as being at risk of flooding will need to comply Objectives of this Plan.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
NK - GO-08	In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.  Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.	PHH, W, BFF, MA,			S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.
NK-R-01 (NK-R-02)	Medium B Density Residential Development.	PHH, MA, ACF,		BFF,	S, L, CH W,	The entire site is identified as an important area of local biodiversity known as Newmarket West Wet Grassland. Reconsider zoning objective.	Permission for residential development has recently been granted on this site. Zoning reflects this.	No further recommendations.
NK-R-02 (NK-R-06)	Medium B Density Residential Development. The potential for future pedestrian connectivity to the adjoining community and recreation facilities to the south east should be considered as part of any proposal.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.

NK-B-01 (NK-B-03)	These lands are considered suitable for expansion of the co-op activities and / or for incubator units, offices, light industry and Retail Warehousing.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider zoning the floodplain as green infrastructure.	Noted. Await the SFRA	Further comments pending completion of updated SFRA.
NK-B-02 (NK-B-02)	Business Uses. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider zoning the floodplain in the eastern portion of the site as green infrastructure.	Noted. Await the SFRA	Further comments pending completion of updated SFRA.
NK-T-01 (NK-T-01)	Town Centre uses.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
NK-T-02 (NK-T-02)	Town Centre expansion.	PHH, MA, ACF,		BFF, W,	S, L, CH	Reconsider suitability of town centre expansion northwards given the presence of a stream that is hydrologically connected to the SAC and is currently undeveloped stream banks.  Consider zoning the undeveloped banks of the stream as green infrastructure.	This watercourse is generally small and runs through the existing town centre where it appears to be culverted. These lands are very close to the town centre and can provide for compact growth. The best means of protecting this stream adequately in	No further recommendations.



							line with current best practice will be to consider the development of the site in accordance with objectives set out in the Water Management (11) and Green Infrastructure (13) Chapters of the Plan. Include additional text; 'any development proposals on these lands shall provide for appropriate retention and protection of watercourses running through the site' Also same for new Community site NK-C-02.	
NK-T-03 (NK-T-03)	Town Centre Expansion.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
NK-C-01	IRD Duhallow: Education and training uses, and the provision of	PHH, MA, ACF,			S,	No change considered necessary.	No response required	No further recommendations.

(NK-C-03)	economic, social and community services, of a scale and nature that will not detract from, or compete with, the role and function of the town centre, or the town itself. Development will be subject to an agreed masterplan and a conservation strategy for the site.				L, CH W, BFF,			
NK-C-02 (NK-R-01)	Community use – with potential for sheltered housing or similar facilities	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	
NK-GR-01 (NK-O-01)	Open Space/Park. Town Park and associated recreational facilities.	PHH, MA, ACF,			S, L, CH W, BFF,	This site supports unimproved grassland habitat which is of local biodiversity value. Consider expanding the objective that this habitat be retained and integrated into new development in this zone as far as possible.	Make this as a non material change to GR-01 text. Draft text. 'This site supports unimproved grassland habitat which is of local biodiversity value. This should be retained and integrated into new development where appropriate'	It is noted that the site was reduced in size following the initial draft.  No further recommendations.
NK-GC-02 (NK-O-02)	Landscape Amenity/Conservation. Rampart Stream Corridor - This site provides an important visual, natural	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.

	<p>and recreational amenity for the town.</p> <p>This zoning contains a range of different types of habitats including the Rampart stream riparian zone, mixed conifer broadleaved woodland, etc. To the south the zoning includes the setting and curtilage of the James O’Keefe building, a protected structure. There is a general presumption against the development of these lands however appropriate uses, ancillary to the adjoining NK-C-03 objective, may be considered on their merits where they would not impede the achievement of the overall objective for the site. Connectivity of these lands to adjoining residential areas should be enhanced.</p>							
<p>NK-GA-03 (NK-O-03)</p>	<p>Active Open Space. GAA Sports and Pitch Facilities.</p> <p>Retention and expansion of playing fields and ancillary facilities.</p>	<p>PHH, MA,</p>		<p>ACF,</p>	<p>S, L, CH W, BFF,</p>	<p>Consider expanding zoning objective to improve cycling and walking links to the existing pitches given its peripheral location in the settlement.</p>	<p>It is considered that objectives in the draft plan in Chapter 12 Transport and Mobility support this principle.</p>	<p>No further recommendations.</p>

NK-GC-04 (NK-O-04)	Landscape Amenity/Conservation. Rampart Stream Corridor - This site provides an important visual, natural and recreational amenity for the town.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
NK-AG-01 (NK-R-06)	To provide for Agriculture and other appropriate uses	PHH, S,		MA, ACF, L, W, BFF	CH,	Reconsider zoning and clarify 'other appropriate uses'.	Chapter 18 Land Use and Zoning prescribes appropriate uses within the Agriculture zoning.	No further recommendations.
NK-GR-05 +	Include site outlined in blue as a new green infrastructure objective  NK-GR-05 – 'Town Park'.	PHH, MA, ACF,			S, L, CH W, BFF,	Objective added after pre-draft version		No further recommendations.
<b>General SEA Comments/Recommendations for Newmarket</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider revising GB zoning given large quantum of land zoned. Also consider an objective and qualifying criteria for GB2 sites as they do not appear to be covered by Objective RP4-2 in Chapter 5 Rural nor within Chapter 18 Zoning and Land Use. In addition, Objective RP5-9(d) in Chapter 5 Rural states that "the settlement land use zoning maps will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses".							This matter is considered in Chapter 5 Rural of the Plan. Following a request from the elected members the existing GB1-2 zoning has now been split into 2 sites one to the north of the	Reconsider the new GB1-2 zone in Newmarket to the west of the town as an inappropriate quantum of GB1-2 lands

	town and the other to the west of the town.	
Consider zoning the undeveloped banks of the stream located on the northern side of the R756 as green infrastructure as it is hydrologically connected to the SAC to the west.	This area is largely built up but it is proposed to include new text within the newly proposed NK-C-02 as follows: 'any development proposals on these lands shall provide for appropriate retention and protection of watercourses running through the site'	No further recommendations.

**Key Villages**

**Ballydesmond**

Old LAP site reference in **red**

**General Objectives**

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01 Within the development boundary of Ballydesmond encourage the	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target	No response required.	It is noted that the proposed growth allocation was reduced

	development of up to 30 houses during the plan period.					including consideration of water services capacity at strategic settlement level.		from 30 units to 10 units following AA recommendations arising from assimilative capacity which is welcomed. No further recommendations.
DB-O2	<p>a) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>	PHH		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA</p> <p>Consider a SuDS objective “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p>	<p>Noted.</p> <p>Chapter 11 Water Management of the Draft Plan sets out in detail the approach to SUDS and objectives in relation to same.</p>	Further comments pending completion of updated SFRA.

	c) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.							
B-01 (B-01)	Light industry, small scale industry, incubator units, wholesale trade showrooms, retail showrooms (where the retailing function is ancillary to the principle manufacturing function) and car showrooms.	PHH MA, ACF		CH BFF, L,	S, W,	Consider zoning the northern portion of the site GC for green infrastructure given the existing coniferous woodland/forest and it contains a recorded monument.	It is considered that objectives set out in the draft plan in relation to Green Infrastructure and Biodiversity should adequately mitigate. Objectives regarding national monuments and protected structures are set out in Chapter 16 Heritage.	No further recommendations.
GA-01 (O-01)	Active open space with provision for playing pitch's, town park and public recreation subject to flood management constraints. Areas within this zone which lie within the Blackwater River SAC are not suitable for development.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider extending the green infrastructure zone westwards to zone the SAC – a GC or similar zone is considered more appropriate than GA for SAC lands.	Noted. It is considered that objective adequately highlights that the areas within this zone which lie within the Blackwater River SAC are not suitable for development. Chapter 15 Biodiversity of the Draft Plan also includes relevant objectives which provide protection for Natura sites.	Further comments pending completion of updated SFRA.

<b>Banteer</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Banteer encourage the development of up to 40 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	<p>a) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>Consider a SuDS objective “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality,</p>	Noted. It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	Further comments pending completion of updated SFRA.



	<p>Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding.</p>					amenity and habitat enhancements as appropriate”.		
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms.	PHH, MA,			S, L, CH W, ACF, BFF,	No change considered necessary.	No response required	No further recommendations.
GR-01	Active Open Space: This prominent recreation area including town park and community sportsfield, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity and associated heritage features.  *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

General SEA comments for Banteer						Planning Authority Response	SEA Conclusion	
RPO19 of RSES seeks to leverage Mallow's strategic location and accessibility by getting investment for improved infrastructure and services particularly to improve the potential for more frequent feeder services between Mallow and Banteer - to support a modal shift in North Cork. Consider zoning the train station and drafting an objective to support the role of Banteer Train Station and seek to increase frequency of feeder services to Mallow.						Not consistent with the approach in other settlements.  Include new text: 'RPO19 of the RSES seeks to strengthen investment in infrastructure and services between Mallow and settlements such as Banteer to support modal shift in North Cork. This aim is also supported in this plan.'	No further recommendations.	
Reconsider the location of the north eastern boundary of the settlement given the sensitivities and constraints (flooding and SAC).						It is considered that there are adequate objectives in the plan to mitigate this. See Chapter 11 Water Management and Chapter 15 Biodiversity.	No further recommendations.	
Boherbue								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary of Boherbue encourage the provision of	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the	No response required.	No further recommendations.

	up to 10 houses during the life of this plan.					proposed population target including consideration of water services capacity at strategic settlement level.		
DB-02	<p>a) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>	PHH ACF MA		W	S L CH BFF	<p>Consider a SuDS objective “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p>	It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.

DB-03	Retail, office and most social infrastructure development should be accommodated within the village core or on the T-01 site and should make adequate provision for parking.	PHH, MA,			S, L, CH W, ACF, BFF,	No change considered necessary.	No response required	No further recommendations.
B-01 (B-01)	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. All development in this zone shall provide for adequate storm water attenuation and SuDS.	PHH, MA,			S, L, CH W, ACF, BFF,	No change considered necessary.	No response required	No further recommendations.
T-01 (T-01)	Mixed retail, service, civic and residential uses to facilitate village centre expansion	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
C-01 (C-01)	Use for school expansion or for the provision of village amenity space.	PHH, MA,			S, L, CH W, BFF, ACF,	No change considered necessary.	No response required	No further recommendations.
GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, MA,		ACF,	S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.

## Dromina

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
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DB-01	Within the development boundary of Dromina encourage the development of up to 10 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
B-01 (B-01)	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. A specific pumping station would be required.	PHH, MA,		ACF,	S, L, CH W, BFF,	Consider suitability of zoning given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.	This zoning has been carried forward from the previous plan. No change proposed.	Consider suitability of B-01 zoning in Dromina given its location at the edge of the settlement, the existing constraints and the availability of land elsewhere within the settlement.
C-01 (C-01)	Use for school expansion or for the provision of village amenity space.	PHH, MA,			S, W, L, CH ACF, BFF,	No change considered necessary.	No response required	No further recommendations.
GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, MA,		ACF,	S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.

General SEA Comments for Dromina						Planning Authority Response	SEA Conclusion	
<p>Consider a Suds objective</p> <p>“In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p>						It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.	
Grenagh								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.	PHH ACF			BFF W MA  S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
T-01	Town Centre. Village Centre Development- including business, retail, community, and residential facilities.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.

GA-01	Open Space. Protect this area of open space for sporting and recreational uses.	PHH, MA, ACF,		W,	S, L, CH BFF,	This is also a groundwater protection area- consider recognition in the zoning objective.	It is considered that the protection of groundwater is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.
X-01	<p>Special Policy Area. Mixed use development - Any proposals for development must include for the provision of a car park, community/recreational facilities social housing and a site for a new school. Limited business related development could be incorporated into a wider mixed use scheme.</p> <p>The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.</p>	PHH, MA,		W, ACF,	S, L, CH BFF,	<p>Reconsider objective to omit the requirement to have a carpark (other parking options may be more appropriate etc.) and include sustainable travel requirements including the provision of walking and cycling links into adjacent residential areas and to the village centre.</p> <p>Part of the southern portion of the site is located within a groundwater source protection area. Reconsider zoning this area as green infrastructure.</p> <p>Consider a phasing requirement given the substantial size of the site, to ensure development</p>	<p>This site has been carried forward from the previous plan. The zoning objective provides for a flexible mixture of uses at this location. Other objectives in the draft plan should provide for the orderly development of this site.</p> <p>It is considered that the protection of groundwater is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.</p>	<p>Reconsider objective X-01 Grenagh to include sustainable travel requirements in the objective i.e. provision of walking and cycling links into adjacent residential areas and to the village centre.</p> <p>In addition, consider a phasing requirement given the substantial size of the site, to ensure development occurs sequentially from the town centre outwards.</p>

						occurs sequentially from the town centre outwards.		
<b>General SEA Comments for Grenagh</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
<p>Consider a Suds objective</p> <p>“In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p>							It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.
<b>Knocknagree</b>								
<b>Objective</b>	<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>		<b>Planning Authority Response</b>	<b>SEA Conclusion</b>



DB-01	Within the development boundary of Knocknagree encourage development of up to 20 houses in the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	<p>a) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the</p>	PHH ACF		W	S, MA L CH BFF	<p>Consider a SuDS objective “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p>	It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.

	development of the settlement.							
GR-01 (O-01)	Fair Green: Passive Public Open Space with parking provision.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
X-01 (X-01)	Use for business / retail development including convenience retail, light industry, wholesaling trade showrooms, incubator units and car showrooms.	PHH, MA,		ACF,	S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
<b>Milford</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>Recommendation</b>	<b>Response</b>	
DB-01	Within the development boundary of Milford encourage development of up to 20 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem	PHH, BFF W,			S, ACF, L, CH MA,	No change considered necessary.	No response required	No further recommendations.

DB-03	Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Milford</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
<p>Consider a SuDS objective</p> <p>“In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p>							It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.
<b>Newtownshandrum</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Newtownshandrum it is an objective to encourage the development of up to 30 houses in the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water	No response required.	No further recommendations.

						services capacity at strategic settlement level.		
X-01	Mixed use development including primarily retail/offices and a small element of residential with on site provision for car parking.	PHH, MA,		ACF,	S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, MA, ACF,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments on Newtownshandrum</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider a SuDS objective “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.							It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	No further recommendations.
Part of the settlement is at risk of pluvial flooding. Consider an objective to address this.							It is considered that objectives set out in Chapter 11 Water Management of the Draft Plan adequately address flooding.	No further recommendations.

**Villages**

**Ballyclough**

**General Objectives**

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
<p>a) Within the development boundary of Ballyclough encourage the development of up to 20 houses during the plan period.</p> <p>b) There are several archaeological sites/Recorded Monuments/Protected Structures within the development boundary of Ballyclough and account will need to be taken of these in the formulation of any proposals for development in this area.</p> <p>c) Part of the settlement is at risk of flooding. For flooding</p>							

	objectives see Volume One, Chapter 11 of the Plan.							
GC-01 (O-01)	Preserve the setting of Ballyclough Castle and to maintain and protect the surrounding old estate stonewall.	PHH, MA, CH, L,			S, W, BFF, ACF,	Consider an objective to support outdoor events at this location “to provide for and accommodate recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle”.	Not considered necessary in this case.	No further recommendations.
C-01 (C-01)	Public playground	PHH, MA,		ACF,	S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments on Ballyclough</b>							<b>Response</b>	
Consider zoning the Finnow Stream corridor and flood risk area as green infrastructure.							It is considered that objectives set out in Chapter 11 Water Management of the Draft Plan adequately address flooding.	No further recommendations.
<b>Ballyhea</b>								
<b>Objective</b>	<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>		<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

DB-01	Within the development boundary of Ballyhea it is an objective to encourage the development of up to 10 houses in the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	PHH, BFF W,			S, ACF, L, CH MA,	No change considered necessary.	No response required	No further recommendations.
DB-03	Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Settlement is also subject to pluvial flooding near the northern boundary.	Noted.  It is considered that this suggestion is adequately addressed by objectives as set out in Chapter 11 Water Management of the Draft Plan.	Further comments pending completion of updated SFRA.
C-01	Use for school expansion	PHH,		W, BFF, MA,	S, ACF, L, CH	Vulnerable use on floodplain- Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.

<b>Bweeng</b>									
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>	
DB-01	Within the development boundary of Bweeng encourage the development of up to 10 houses during the plan period. Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.	
GA-01 (O-01)	Recreational amenity space.	PHH,		ACF,	S, BFF W, L, CH MA,	No change considered necessary.	No response required	No further recommendations.	
C-01 (C-01)	Expansion of Cemetery	PHH,		W, S,	BFF ACF, L, CH MA,	No change considered necessary.	No response required	No further recommendations.	
C-02	Future school expansion	PHH,		ACF,	S, BFF W, L, CH MA,	Edge of settlement location however it is an existing school.	No response required.	No further recommendations.	



General SEA Comments for Bweeng						Planning Authority Response	SEA Conclusion	
Consider zoning the undeveloped banks of the River Clyda tributary as green infrastructure.						Noted. No change. Adequate objectives in the plan to protect the riparian corridor.	No further recommendations.	
Castlemagner								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01		PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.  The boundary of the village appears to be approximately 450m south of the River Blackwater Special Area of Conservation.	No response required.	No further recommendations.

GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH ACF		BFF	S, L, CH W MA	No change considered necessary.	No response required	No further recommendations.
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### Cecilstown

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01 a) Within the development boundary of Cecilstown encourage the development of up to 5 houses during the period. b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.

### Churchtown

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
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<p>+ Promote Churchtown as Key Villages. Include additional text and objectives where required in Settlement Profile, chapter numbers, etc.</p>		AC, W, MA, PHH	BFF	S, L, CH	Change added after pre-draft version		<p>The planning authority undertook an analysis of Churchtown and concluded that key village status was suitable on the basis of the population and the range of services available in the village and employment opportunities. Due to infrastructure constraints the initial allocated growth was not increased i.e. growth was retained as initially proposed i.e. 10 units.</p> <p>No further recommendations.</p>	
DB-01	<p>a) Within the development boundary of Churchtown encourage the development of up to 10 houses during the plan period.</p> <p>b) The boundary of the village is adjacent to the River Blackwater</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including</p>	Noted	Further comments pending completion of updated SFRA.

	<p>Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>					<p>consideration of water services capacity at strategic settlement level.</p> <p>The boundary of the village is approximately 500m southwest of the SAC.</p>		
GR-01 (O-01)	<p>Open Space (with provision for village park).</p> <p>*</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
GC-02 (O-02)	<p>Open space. This prominent site makes a significant contribution to the rural character of the town and the</p>	PHH, L, CH			S, ACF, W,	No change considered necessary.	No response required	No further recommendations.

	setting of Churchtown House in particular.				BFF, MA,			
GA-03 (O-03)	GAA Playing Pitches including other recreational infrastructure.	PHH, MA,		W, BFF,	S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.
C-01 (C-01)	Nursing Home with provision for sheltered housing.	PHH,		ACF, L	S, W, BFF, MA, CH	Edge of settlement site. Chapter 6 seeks to avoid edge of town locations for community facilities that are distant from a village centre with poor connectivity and integration into the community. Reconsider zoning objective particularly given the quantum of available greenfield sites located centrally within the settlement.	This site has been largely developed providing for the uses outlined.	No further recommendations.
<b>Cullen</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	a) Within the development boundary of Cullen encourage the development of up to 10 houses during the plan period. b) The Owentaraglin River runs adjacent to the village and forms	PHH, BFF,		W, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.

	<p>part of the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>							
GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, L, CH		BFF,	S, ACF, W, MA,	No change considered necessary.	No response required	No further recommendations.

## Dromahane

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
<p>+ Promote Dromahane as a Key Village. Include additional text and objectives where required in Settlement Profile, chapter numbers, etc.</p>		ACF, W, MA, PHH	BFF	S, L, CH	Change added after pre-draft version		<p>The planning authority undertook an analysis of Dromahane and concluded that key village status was suitable on the basis of the population and the range of services available in the village and employment opportunities. Due to infrastructure constraints the initial allocated growth was not increased i.e. growth was retained as initially proposed i.e. 10 units.</p> <p>No further recommendations.</p>
<p>DB-01 a) Within the development boundary of Dromahane encourage the</p>	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed	No response required.	No further recommendations.

	<p>development of up to 10 houses during the plan period.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>					<p>population target including consideration of water services capacity at strategic settlement level.</p>		
GR-01 (O-01)	Dromahane Community Park. To be protected for its local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
C-01 (C-01)	Educational and ancillary uses including recreational facilities	PHH, ACF,			S, L, CH BFF, W, MA,	No change considered necessary.	No response required	No further recommendations.
C-02 (C-02)	Community Uses with provision for sheltered housing					No corresponding zoning on the map.	Zoning no longer proposed	No further recommendations.



General SEA Comments for Dromahane						Planning Authority Response	SEA Conclusions	
Include zoning objective for TO1 zone as it does not appear to have been drafted.						No longer proposed	No further recommendations.	
Freemount								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	<p>a) Within the development boundary of Freemount encourage the development of up to 15 dwellings during the plan period.</p> <p>b) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water</p>	PHH		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.</p>	Noted	Further comments pending completion of updated SFRA.

	<p>Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) A wastewater and storm water plan for Freemount will be produced during the lifetime of the plan to identify and implement the measures necessary to protect the Munster Blackwater and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>e) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>							
GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.

## Glantane

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	<p>a) Within the development boundary of Glantane encourage the development of up to 10 dwellings during the period.</p> <p>b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site</p> <p>c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level</p>	Noted	Further comments pending completion of updated SFRA.

	d) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.							
GA-01 (O-01)	GAA Playing Pitches	PHH, L, ACF,		BFF,	S, CH W, MA,	Site is subject to pluvial flooding.	Noted	No further recommendations.
GA-02	Active recreational uses	PHH, ACF,		BFF,	S, CH W, MA, L,	Existing GAA club and pitch & putt course etc. No change considered necessary.	No response required	No further recommendations.
C-01 (C-01)	Expansion of Cemetery	PHH,		S, W,	CH MA, L, ACF BFF,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Glantane</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Reconsider the settlement boundary in the northwestern portion of the settlement which is located entirely within the floodplain or otherwise consider a green infrastructure zoning on these lands. Also appears to be an unfinished housing estate – consider a zoning objective for these lands overall.							It is considered that objectives as set out in Chapter 11 Water Management of the	No further recommendations.

						Draft Plan will guide the future potential of development at this location.		
<b>Kilbrin</b>								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	<p>(a) Within the development boundary of Kilbrin encourage the development of up to 10 dwellings during the plan period.</p> <p>(b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>					SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.

GA-01 (O-01)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
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### Kiskeam

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01					SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
	a) Within the development boundary of Kiskeam encourage the development of up to 10 dwellings during the plan period.						
	b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.						
	c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the						

	protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.							
GR-01 (O-01)	Public Open Space and amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	<p>This area is within the SAC – consider revising objective to support and protect this area as conservation green infrastructure.</p> <p>Also consider revising the settlement boundary to incorporate in the SAC as a GC zone rather than excluding it via the boundary line.</p>	<p>Include additional text: “This site includes the Blackwater SAC. The ecological value of this habitat is to be retained and protected”.</p> <p>It is not proposed to revise the settlement boundary. It is considered that there are adequate objectives in the plan which provide for the protection of Natura Sites.</p> <p>It is considered that the zoning should be changed to GC-01 to reflect the presence of the SAC. Change GR-</p>	No further recommendations.

							01 to GC-01 in text and on map.	
GA-01 (O-02)	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Kiskeam</b>							<b>Planning Authority Response</b>	<b>SEA Conclusions</b>
Part of the settlement is at risk of flooding – consider an objective referring to Volume One, Chapter 11 of the Plan.							It is considered that objectives set out in the draft plan in relation to Water Management (Chapter 11) and Green Infrastructure adequately protect this area.	No further recommendations.
<b>Liscarrol</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	a) Within the development boundary of Liscarroll encourage the development of up to 25 dwellings during the plan period.	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.  SEA of Chapter 2 Core Strategy has been undertaken for the proposed	Noted	It is noted that the proposed growth allocation was reduced to 10 units following AA recommendations



	<p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>					population target including consideration of water services capacity at strategic settlement level.		<p>arising from assimilative capacity analysis which is welcomed.</p> <p>No further recommendations.</p> <p>Further comments pending completion of updated SFRA.</p>
GC-01 (O-01)	<p>Open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Lisscarroll Castle in particular.</p> <p>*</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
GA-02 (O-02)	Open space within existing playing fields and scope for the provision of additional facilities.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.

GC-03 (O-03)	Lands to remain predominantly open in character. Any development on these lands should not interfere with the landscape setting of the town.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
C-01 (C-01)	Existing Playground. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
<b>General SEA Comments for Lisscarrol</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning undeveloped lands within the settlement that are subject to flooding as green infrastructure.							It is considered that objectives set out in the draft plan in relation to Water Management (Chapter 11) and Green Infrastructure adequately protect this area.	No further recommendations.
<b>Lombardstown</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	a) Within the development boundary of Lombardstown encourage the development of	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.

	<p>up to 10 dwellings during the plan period.</p> <p>b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>				<p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.</p>		
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GA-01 (O-01)	Active Open Space. To be protected for its local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
GC-02 (O-02)	Open Space. Water compatible uses, where these are compatible with the maintenance and protection of the natural river systems which form part of the Blackwater River Special Area of Conservation, are appropriate.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Lombardstown</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning undeveloped lands within the settlement that are subject to flooding as green infrastructure.							It is considered that objectives set out in the draft plan in relation to Water Management (Chapter 11) and Green Infrastructure adequately protect this area.	No further recommendations.
Consider revising the settlement boundary to incorporate in the SAC as a GC zone rather than excluding it via the boundary line.							It is not proposed to revise the settlement boundary. It is considered that there	No further recommendations.

						are adequate objectives in the plan which provide for the protection of Natura Sites.		
<b>Lyre</b>								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	<p>a) Within the development boundary of Lyre encourage the development of up to 15 dwellings during the plan period.</p> <p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>					SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.

## New Twopothouse

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	<p>a) Within the development boundary of New Twopothouse encourage the development of up to 5 houses during the plan period.</p> <p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>	PHH		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.</p>	Noted	Further comments pending completion of updated SFRA.
C-01 (C-01)	Educational Use					<p>Apply orange colour to C-01 zone to determine the extent of the zoning. Full SEA assessment pending this information.</p>	Need to show colour on the map. Change required.	No further recommendations.

General SEA Comments on Newtownpothouse						Planning Authority Response	SEA Conclusion	
Consider zoning the Finnow Stream corridor and flood risk area as green infrastructure.						It is considered that objectives set out in the draft plan in relation to Water Management (Chapter 11) and Green Infrastructure adequately protect this area.	No further recommendations.	
Rathcoole								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	<p>a) Within the development boundary of Rathcoole encourage the development of up to 10 dwellings during the plan period.</p> <p>b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats</p>	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.</p>	Noted	Further comments pending completion of updated SFRA.

	<p>Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>							
GA-01 (O-01)	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	No change considered necessary.	No response required	No further recommendations.
GA-02 (O-02)	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	It is not proposed to revise the settlement boundary. It is considered that there are adequate objectives	Further comments pending completion of updated SFRA.



	amenity. *					Site is located adjacent to the SAC – consider a buffer or protection of biodiversity.	in the plan which provide for the protection of Natura Sites.	
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## Rockchapel

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB -01	PHH,		W, BFF, MA,	S, ACF, L, CH	<p>Full SEA to be completed following SFRA.</p> <p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.</p>	Noted	Further comments pending completion of updated SFRA.

	<p>protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. For flooding objectives see Volume One, Chapter 11 of the Plan.</p>							
GC-01	Open Space to protect the amenities of the village. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA.
GC-02	Open space with provision for flood management and unsuited to development.	PHH, L, ACF,		BFF, W,	S, CH MA,	<p>Full SEA to be completed following SFRA.</p> <p>This GC zoning includes part of the SPA and SAC and should be revised and extended to include the full extent of the SAC within the settlement (e.g. to include those SAC lands linking GC-02 to Grotto Terrace road).</p>	It is not proposed to revise the settlement boundary. It is considered that there are adequate objectives in the plan which provide for the protection of Natura Sites.	Further comments pending completion of updated SFRA.
<b>Tullylease</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

DB-01	Within the development boundary of Tullylease encourage the development of up to 10 dwellings during the plan period.	PHH,		W, BFF, MA,	S, ACF, L, CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	PHH, L, ACF,		BFF,	S, CH W, MA,	Site is subject to pluvial flooding – consider in objective.  Full SEA to be completed following SFRA	Noted	Further comments pending completion of updated SFRA..
<b>General SEA Comments/Recommendations for Villages Overall</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider a general objective for villages that seeks to provide green infrastructure. Suggested wording as follows ‘New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’							It is considered that there are adequate objectives included in the Draft Plan that take into account the matters raised.	No further recommendations.
Consider a SuDS objective “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.							Chapter 11 Water Management of the Draft Plan sets out in detail the approach to SUDS and objectives in relation to same. It is	No further recommendations.

							considered that this is adequate.	
<b>Other Locations</b>								
<b>Lismire</b>								
<b>Proposed Change</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
+ Revised Settlement Strategy	Lismire  Reintroduce as a village including text, objectives and map.	AC, PHH		W, MA,	S, L, CH BFF	Change added after pre-draft version		No further recommendations.
<b>Dromalour</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	a) Established area for primarily light industrial and distribution use. This area is within 200m of the Blackwater River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the	PHH ACF		BFF W MA	S L CH	Reconsider this zoning objective- The supporting text for the Kanturk settlement recognises that take up of business land within Kanturk has been low, possibly due to the availability of lands at Dromalour where there is a concentration of industrial activity. Dromalour is located approximately 1km to the south of Kanturk.	The Dromalour industrial estate generally includes uses which are agri-business related. The area has largely been developed at this stage and the existing development boundary reflects this.  No significant	No further recommendations.

	<p>Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>b) Proposals for the treatment of wastewater will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>				<p>The site directly abuts the SAC to the east.</p> <p>Consider a SuDS objective if zoning is retained:          “In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate”.</p> <p>The settlement is subject to a small area of pluvial flooding – recognise in the objective.</p>	<p>intensification of development is anticipated.</p> <p>Chapter 11 Water Management of the Draft Plan sets out in detail the approach to SUDS and objectives in relation to same. It is considered that this is adequate.</p>	
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Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
General Objectives Carrigaline								
CL-GO-01	Secure the development of 1,944 new dwellings in Carrigaline from 2020 to 2028 in order to facilitate the sustainable growth of the town's population from 15,770 to 20,501 people over the same period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
CL-GO-02	The green infrastructure, biodiversity and landscape assets of Carrigaline include its river corridors, mature trees, wetlands, woodlands, coastal habitats, the Cork Harbour SPA and the Owenboy River pNHA. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with	PHH BFF S W ACF L			MA CH	No action required	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>Provision for screening or buffering may be necessary where new development is proposed in areas adjoining the Cork Harbour SPA and adjacent to the Owenboy Estuary including lands within existing residential/mixed residential and other use areas and existing mixed business/general business/industrial uses areas.</p>								
CL-GO-03	<p><b>Urban Expansion Area</b></p> <p>Implement the provisions of the Shannonpark Framework Master Plan.</p>				<p>PHH</p> <p>BFF</p> <p>S</p> <p>W</p> <p>ACF</p> <p>MA</p>	No action required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH L			
CL-GO-04	<b>Traffic and Transportation</b> Support the timely delivery of the M28 motorway by safeguarding the route corridor from inappropriate development.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
CL-GO-05	<b>Transport and Public Realm</b> Secure public transport improvements including increased frequencies and examine the possibility of introducing a localised bus service within the town. Support and implement the provisions of the Carrigaline Transportation and Public Realm Enhancement Plan	PHH ACF MA			S W CH L	No action required	No response required	No further recommendations.
CL-GO-06	<b>Town Centre Expansion</b>	PHH ACF			BFF W	No action required	No response required	No further recommendations.



Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
Support consolidation and expansion of the Town Centre by promoting and prioritising key sites for regeneration which can fulfil appropriate town centre uses in line with the Public Realm Strategy.				S MA CH L				
CL-GO-07	<b>Flood Risk</b> All proposals for development within the areas identified as being at risk of flooding will need to comply, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’.			W ACF	PHH BFF S MA CH L	For sites located within Flood Risk Zones further comments pending completion of SFRA.	No response required	No further recommendations.
CL-GO-08	<b>Walking and Cycling Connectivity</b> Further expand the network of designated walking and cycling routes to provide safe, convenient and pleasant routes between the	PHH ACF MA			S W CH L	Project level SEA and AA may be required.	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	town's main residential areas, schools and the town centre.							
CL-GO-09	<b>Western Inner Relief Road</b> Support the provision of the Western Inner Relief Road (Objective CL-U-02) a key element in the future expansion of the town centre.	PHH ACF MA			BFF S W CH L	Project level SEA and AA may be required.	No response required	No further recommendations.
CL-GO-10	<b>Fernhill Urban Expansion Area</b> Prepare a framework master plan for the proposed Fernhill Urban Expansion Area to ensure the delivery of an integrated residential and employment community which links into and supports the development of Carrigaline Town. The development of Fernhill Urban Expansion Area is contingent on the completion of the M28 and the framework masterplan. The Framework master plan will include urban design principles,			PHH BFF S W ACF MA CH L		Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.  Further by zoning these lands it effectively results in the loss of a recreational facility and it would merge the settlements of Carrigaline and Ringaskiddy.	Will not be removing residential zoning.  Based on historical trends it was established that there is a need to provide more land in Carrigaline to cater for the expanding needs and demands of the growing town and this site will now form a key part of reserving available and	Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	encourage mixed use development, provision of community facilities,							
CL-GO-11 +	<b>Transport and Transportation</b> Upgrade the N28 between Carrigaline and Cork City following the development of the M28 as an active travel route which will facilitate pedestrians, cyclists and other sustainable transport modes.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	Project level SEA and AA may be required.	No further recommendations.
CL-GO-12 +	<b>Western Outer Relief Road</b> Support the provision of the Western Outer Relief Road in accordance with the provisions of the Carrigaline Transportation and Public Realm Enhancement Plan.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	Project level SEA and AA may be required.	No further recommendations.
<b>Carrigaline Residential Objectives</b>								
CL-R-01 CL-R-06	Medium A residential development.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-R-02 CL-R-02	Medium A density residential development. Any proposed development will take account of scenic landscape designations on the southern part of the site and protection of the flood plain.	PHH ACF MA			BFF S CH L W	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.  Please include requirement for project level FRA or consider extending the boundary of CL-GR-01 to include the area at risk of flooding within this site.	Noted. Have included a star to reference flood risk within objective.	The change has been made in the draft plan.  No further recommendations
CL-R-03 CL-R-03	Medium A density residential development. Any proposed development will take account of scenic landscape designations on the southern part of the site and protection of the flood plain	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
CL-R-04 CL-R-04	Medium A density residential development. Provision for screening or buffering may be necessary as part of any development of this site as it adjoins the Owenboy Estuary.					Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	The change has been made in the draft plan.  No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-R-05 CL-R-05	Medium A density residential development to include a mix of house types accompanied with appropriate landscaping.	PHH ACF MA			CH L W BFF S	Include reference to Local Area of Biodiversity value and county level importance within the objective.	Note. Have included reference to the Local Area of Biodiversity within the objective.	The change has been made in the draft plan. No further recommendations
CL-R-06	Medium A density residential development to include a mix of house types. Specific arrangements should be made for the provision and construction an amenity walk (CL-U-08).	PHH ACF MA		W	BFF S CH L	Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	Further comments pending completion of updated SFRA.
						The site has a stream along the southern boundary and the soil is poorly drained. Objectives regarding riparian margins and surface water runoff are contained within Volume 1.	No response required.	No further recommendations.
CL-R-07 CL-R-07	Medium A density residential development to include serviced sites and a mix of house types.	PHH ACF		S W	BFF MA	The site has a stream along the northern boundary and is poorly drained. Objectives regarding	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red Specific arrangements should be made for the continued provision and construction an amenity walk (CL-U-08).					CH L	riparian margins and surface water runoff are contained within Volume 1.		
						Part of the site may be located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.	No response required.	No further recommendations.
CL-R-08 CL-R-08	Medium A density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements will be made for the provision and construction of an inner relief road (CL-U-10), amenity walk (CL-U-08). *	PHH ACF MA		W S	BFF CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	The change has been made in the draft plan. No further recommendations
						There is a stream running through the site and the soil is poorly drained. Objectives regarding riparian margins and surface water runoff are contained within Volume 1.	No response required.	No further recommendations.
CL-R-09 CL-R-09	Medium B density residential development.	PHH ACF			BFF S W CH L MA	Include reference to requirement for construction of an inner relief road (CL-U-10), amenity walk (CL-U-08).	Noted. Have included additional wording in reference to the requirement for construction of CL-U-	The change has been made in the draft plan. No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-R-10 CL-R-10	Medium B density residential development to include a mix of house types accompanied with appropriate landscaping. Access to the site will be from the R611 and the Mountain Road. Specific arrangements shall be made for the continued provision and construction of amenity walk (CL-U-08).	PHH ACF			BFF S W MA CH L	Include reference to requirement for construction of an inner relief road (CL-U-10).	Noted. Have included additional wording in reference to the requirement for construction of CL-U-07, CL-U-08 and CL-U-10.	The change has been made in the draft plan. No further recommendations
						There is a stream running through the site, the soil is poorly drained and there is surface water run off capacity issues. Include reference to a surface water management plan within the objective.	No response required.	No further recommendations.
CL-R-11 CL-R-14	<b>Shannon Park UEA Phase 2:</b> Medium A density residential development to include a mix of house types. Permeability needs to be achieved within the layout to	PHH MA		W	BFF S W ACF CH L	Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.	Noted. Have a star to reference flood risk within objective.	Further comments pending completion of updated SFRA.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	ensure connectivity with existing and proposed residential areas. Provision for a primary school is required within CL--C--02. *					Potential to also consider extending the boundary of CL-GR-09 to include the portion of this site and Cl-C-02 at risk of flooding.	Have not extended CL-GR-09 to include portion of the site at risk of flooding in CL-C-02.	No further recommendations at this stage.
CL-R-12 CL-R-15	<b>Shannon Park UEA Phase 2:</b> Medium A density residential development to include a mix of house types. Permeability needs to be achieved within the layout to ensure connectivity with existing and proposed residential areas. *	PHH ACF		W	BFF S MA CH L	Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.	No response required.	No further recommendations.
CL-R-13 CL-R-16	<b>Shannon Park UEA Phase 3:</b> Medium A density residential development to include a mix of house types. Permeability needs to be achieved within the layout to ensure connectivity with existing and proposed residential areas and include the construction of the Greenway (CL--U--13) and east -- west link street (CL-U-01). The Rock Road (CL--U--12) will	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.



Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	need to be upgraded in accordance with the specifications of the DMURS Guidance document and to the satisfaction of Roads Section in Cork County Council.							
CL-R-14 CL-R-17	<b>Shannon Park UEA Phase 3:</b> Medium A density residential development to include a mix of house types. Permeability needs to be achieved within the layout to ensure connectivity with existing and proposed residential areas and include the construction of the Greenway (CL-U-13) and east west link street (CL-U-01). The Rock Road (CL-U-12) will need to be upgraded in accordance with the specifications of the DMURS Guidance document and to the satisfaction of Roads Section in Cork County Council *.	PHH ACF		W	BFF S MA CH L	Part of the site is located within an area with risk of pluvial flooding.  Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-R-15 CL-R-18	Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer.	PHH ACF		W	BFF S MA CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	The change has been made in the draft plan. No further recommendations
						Include reference to requirement for construction of an inner relief road (CL-U-10), amenity walk (CL-U-08).	Noted. Have included additional wording in reference to the requirement for construction of CL-U-07, CL-U-08 and CL-U-10.  <b>Updated Objective:</b> Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer. Specific arrangements will be	The change has been made in the draft plan. No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							made for the provision and construction of the link road (CL-U-07) an inner relief road (CL--U--10), amenity walk (CL--U--08). *	
						There is a stream running through the site and the soil is poorly drained. Objectives regarding riparian margins and surface water runoff are contained within Volume 1.	No response required.	No further recommendations.
Carrigaline - Fernhill Urban Expansion Area*								
CL-RR-01	<b>Residential Reserve</b> This land will be a reserve for residential development including provision for small scale local/neighbourhood services as set out in objective ZU-3-12 of Chapter 18 Zoning and Land Use.			PHH S W ACF MA	BFF CH L	Consider removal of residential zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.	Have not removed residential zoning.	Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						Further by zoning these lands it effectively results in the loss of a recreational facility and it would merge the settlements of Carrigaline and Ringaskiddy.		plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.
						Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	Further comments pending completion of updated SFRA.
CL-B-02	<b>Business</b> Business development suitable for small to medium industrial and office based industry.			W	PHH BFF S ACF MA CH L	By zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy.	Have included the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives.	A landscaped buffer may not be sufficient to ensure that the two settlements are not merged. Consider zoning open space between the settlements.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	No further recommendations.
CL-HT-01	<b>High Technology Campus</b> Provision for High Technology Campus, for the development of employment uses for major offices, research and development and high technology/high technology manufacturing type employment in highly accessible campus style settings. Appropriate measures to be taken in consultation with the relevant competent authorities, to protect the ring fort on the site and any other archaeological sites. Provision for appropriate			W	PHH BFF S ACF MA CH L	Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	Further comments pending completion of updated SFRA.
						By zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy.	Have included the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives.	A landscaped buffer may not be sufficient to ensure that the two settlements are not merged. Consider zoning open space between the settlements.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	landscaping along the western and northern boundaries and provision for appropriate planted buffer landscaping along the eastern boundary to maintain a development free separation between Carrigaline and Ringaskiddy. A transport assessment needs to be undertaken before development occurs.							
Carrigaline Business Objectives								
CL-B-01	Business development suitable for small to medium sized industrial units and office based industry and provision for appropriate landscaping along the northern boundary and western boundary to residential areas.	PHH		W	BFF	Part of the site is located within a Flood Risk Zone and there is a history of pluvial flooding on the site, further comments pending completion of SFRA. Please include requirement for project level FRA.	Noted. Have included a star to reference flood risk within objective.	The change has been made in the draft plan. No further recommendations
CL-B-01		ACF MA			S CH L	There is a stream running through the site and the soil is poorly drained. Objectives regarding	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						riparian margins and surface water runoff are contained within Volume 1.		
CL-B-02	See above Fernhill Urban Expansion					Assessed above.	Noted.	Noted.
Carrigaline Town Centre Objectives								
CL-T-01	<p>This area denotes the built existing footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas.</p> <p>The western inner relief is due to commence construction in 2021 and the delivery of this road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival</p>	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority	SEA Conclusion
Old LAP site reference in red						Response	
<p>space, meeting place, seating area etc. The desirable location of these future public spaces are:</p> <ul style="list-style-type: none"> <li>• The site of the existing car park adjoining the Main Street and River;</li> <li>• Within the town centre expansion area west of the Main Street and should form part of a wider public realm strategy for the town.</li> </ul> <p>Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/multi purpose building and town square. Within the site there will be opportunity for regeneration and town centre expansion. The road scheme will give priority to</p>							



Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
pedestrians and cyclists and will provide permeability to the rest of the town including the open space area directly adjacent to the site (CL-GR-02). *								
CL-T-02	Proposed redevelopment of the Old Pottery site for mixed uses including retail, commercial businesses, community facilities, offices, mixed residential, restaurant, café.  The site offers an opportunity to provide a strong urban edge as an extension of the main commercial/retail streetscape of the town. The site also provides the opportunity for a high quality joined public realm strategy including the introduction of new public spaces with connectivity	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	It is noted the objective was updated since initial review. No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
<p>Old LAP site reference in red</p> <p>to the surrounding areas/streets and with the construction of the Western Relief Roadway the improvement of permeability of this new area.</p> <p>The site will promote town centre living to support social vitality, promoting a range of residential types as part of a mixed use development within the town centre and is also suitable for a large scale stand alone retailers.</p> <p>A Landscaping and Public Realm Scheme is to form part of any development on this site.</p> <p>*</p>								
Carrigaline Community Objectives								
CL-C-01	Educational Campus to include	PHH			BFF	No action required.	No response required.	No further recommendations
CL-C-01	two primary schools and one post	MA			S W			

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	primary school and associated ancillary use.				ACF CH L			
CL-C-02 CL-C-02	Provision of a Primary School by the Department of Education and Skills.	PHH MA		W	BFF S ACF CH L	Part of the site is located within an area with risk of pluvial flooding. Further comments pending completion of SFRA.  Please include requirement for FRA or consider extending the boundary of CL-GR-09 to include the portion of this site and CI-R-11 at risk of flooding.	Noted. Have included a star to reference flood risk within objective.  Have not extended the boundary of CL-GR-09 to include part of site at risk on flooding in CL-R-11.	Further comments pending completion of updated SFRA.
Carrigaline Utilities Objectives								
CL-U-01	Construction of the east -west link street across the site.	MA			PHH BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-02	Construction of an western inner relief road.	MA			PHH BFF	Site specific SEA and AA maybe required.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					S W ACF CH L			
CL-U-03	Pedestrian street parallel to Main Street provided as part of the development of CL-T-01.	MA			PHH BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-04	Proposed outer western Relief road	MA			PHH BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-05	Provide Greenway along old railway line from the river north towards Ballyhemiken where practicable.	PHH ACF MA L			BFF S W CH	Site specific SEA and AA maybe required.	No response required.	No further recommendations

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-U-06	Pedestrian walkway along river bank to Ballea road. Future development of this walkway will need to take account of environmental, biodiversity and landscape sensitivities, providing for an appropriate set back from the edge of the river and designing/developing it in accordance with IFI Guidelines – Planning for Watercourses in Urban Areas.	PHH ACF MA L			BFF S W CH	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-07	Link road between CL-U-04 and CL-U-10	MA			PHH BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-08 CL-U-08	Provide pedestrian amenity walk from Mountain road east to join	PHH ACF			BFF S	Site specific SEA and AA maybe required.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Greenway on the Crosshaven road. Future upgrades or extensions to the route will be considered/ designed/ developed taking account of the birds that use the estuary as well as other values including landscape and biodiversity values.	MA L			W CH	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations
CL-U-09	Public Transport Facility. Access should be on to the R611 to the West and on to the local road L2473 to the North. In order to protect the visual amenity of existing residential development, appropriate landscaping will be included on site.	MA			PHH BFF S W ACF CH L	No action required.	No response required.	No further recommendations
CL-U-10	Completion of Southern Inner relief road	MA			PHH	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations
					BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-U-11	The provision of a 100m southbound lane on the R-611 to serve both left turning and straight ahead traffic approaching the Carrig na Curra junction from the north; The provision of a 240m long merging lane to the south of the junction	MA			PHH BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-12	Upgrade of Rock Road from the site to the junction with the N28 and works will include traffic management at the Junction with the N28	MA			PHH BFF S W ACF CH L	Site specific SEA and AA maybe required.	No response required.	No further recommendations
CL-U-13	Implementation of the Greenway project (disused railway line to Carrigaline) where practicable.	PHH ACF MA L			BFF S W CH	Site specific SEA and AA maybe required.	No response required.	No further recommendations
RY-U-02	M-28 Cork to Ringaskiddy Motorway Scheme as finalised.	MA			PHH BFF S	Site specific SEA and AA maybe required.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					W ACF CH L			
Carrigaline Green Infrastructure Objectives								
CL-GR-01	Open space for informal public recreation including the provision of an amenity walk along the river bank and protection of the flood plain. Parts of this site are at risk of flooding. *	PHH W S ACF MA L			BFF CH	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations
						Consider extending the boundary of CL-GR-01 to include the area at risk of flooding within the adjacent site CL-R-02.	Have extended CL-GR-01 to incorporate the area at risk of flooding in CL-R-02.	The change has been made in the draft plan. No further recommendations
CL-GR-02	Town park including provision of playing pitches. Any proposed associated development (Club House or Community Building) will take account of scenic landscape designations on the southern part of the site and protection of the flood plain. Parts of this site are at risk of flooding.*	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations



**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-GR-03 CL-O-03	Open space for informal public recreation including the provision of pedestrian walks, sporting playing pitches and courts and community facilities, including scout hall. Any development on this site will need to take account of the biodiversity sensitivities of the site and area. Parts of this site are at risk of flooding. *	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.  Text was updated.  Open space for informal public recreation including the provision of pedestrian walks, playing pitches and, indoor and outdoor courts and buildings for community-based organisations. Any development on this site will need to take account of the biodiversity sensitivities of the site and area.  Parts of this site are at risk of flooding. *	Consider including wording to ensure that any buildings for community based organisations are of an appropriate scale and would not result in a substantial loss of open space.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CL-GR-04 CL-O-04	Open space with provision for playing field and pedestrian walk. Parts of this site are at risk of flooding. *	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations
CL-GR-05 CL-O-05	Provision of a pocket park for passive recreation.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations
CL-GR-06	Existing Town Park. *	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations
CL-GR-07 CL-O-07	Existing Carrigaline GAA Grounds and associated playing pitches and tennis court facilities.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations
CL-GR-08	Existing Carrigaline Football Club and associated playing pitches.	PHH ACF MA			BFF S W	No action required.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
CL-GR-08					CH L			
CL-GR-09	Provision of a linear open space and amenity park by the developer to accommodate playground facilities, pedestrian and cycle paths bio-diversity areas, possible storm-water attenuation swales and a number of playing facilities in accordance with the Recreation and Amenity Policy of Cork County Council. *	PHH ACF MA W			BFF S CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA. Consider extending boundary to include area of land at risk of flooding within CL-C-02 and CI-R-11.	Have not extended the boundary of CL-GR-09 into CL-C-02 or CL-R-11.	Further comments pending completion of updated SFRA.
CL-GA-10 CL-O-10	Active Open space.	PHH ACF MA			BFF S W CH L	Consider extending the boundary to the east to include the Local Area of Biodiversity.	Have not extended the boundary to the east as the local area of biodiversity adjacent to CL-GA-10 falls outside the development boundary.	No further recommendations
CL-GR-11	Entrance to the Carrigaline Trail to Crosshaven. Parts of this site are at risk of flooding. *	PHH ACF MA			BFF S W CH	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
CL-GR-12	Open Space for informal public recreation including the provision of pedestrian walks. Parts of this site are at risk of flooding. *	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required.	No further recommendations
Passagewest - Specific Zoning Objectives								
Old LAP site reference in red								
PW-GO-01	<b>Population and Housing</b> Secure the development of 393 new dwellings in Passage West between 2020 and 2028.	PHH ACF			BFF W MA S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations
PW-GO-02	<b>Development Boundary</b> The boundary of Passage West overlaps with and is adjacent to the Cork Harbour Special Area of Conservation and the Cork Harbour Special Protection Area. New development should be sensitively designed and planned to provide for the protection of Monkstown	PHH BFF S W ACF			MA CH L	No action required.	No response required.	No further recommendations

**Table 7.4. Assessment of Carrigaline MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority	SEA Conclusion
Old LAP site reference in red						Response	
<p>Creek and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>Provision for screening or buffering may be necessary where new development is proposed in areas adjoining the Cork Harbour SPA and adjacent to Monkstown Creek pNHA including lands within existing residential/mixed residential and other use areas and existing mixed business/general business/industrial uses areas.</p>							

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
PW-GO-03	<b>Development Boundary</b> All new development will be located within the development boundary of the town established by this plan and which defines the extent to which Passage West may grow during the lifetime of the plan.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations
PW-GO-04	<b>Water Services</b> All new development is to be connected to the public water supply; the public waste water treatment system should make adequate provision for storm water disposal.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations
PW-GO-05	<b>Walking and Cycling</b> A network of designated walking and cycling routes will be established to provide safe, convenient and pleasant routes between the town's main residential areas, schools and the town centre in line with the Metropolitan Cycling Strategy.	PHH ACF MA			S W CH L	Project level SEA and AA may be required.	No response required.	No further recommendations

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	Support and implement the provision of the Cork Harbour Greenway to connect Passage West, Carrigaline and Ringaskiddy, subject to the outcomes of environmental assessments and the planning process.						
PW-GO-06	<b>Flood Risk</b> All proposals for development within the areas identified as being at risk of flooding will need to comply, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. See Volume One Chapter 11 Water Services.			W ACF	PHH BFF S MA CH L	For sites located within Flood Risk Zones further comments pending completion of SFRA.	No response required.  No further recommendations
PW-GO-07 +	<b>Traffic and Transport</b> Support the delivery of additional off-street carparking provision in	PHH ACF MA			S W CH L	Objective added after pre-draft version.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
the town over the lifetime of the Plan. Work with other stakeholders to secure public transport improvements including increased frequencies and connections and examine the possibility of introducing a localised bus service within the town to connect to other neighbouring towns.								
Passagewest Residential Objectives								
PW-R-01 PW-R-01	Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting).	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations
PW-R-02 PW-R-02	Medium A density residential development to include serviced sites and a mix of house types. Medical centre and nursing home and crèche to also be provided.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations



Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
PW-R-03 PW-R-03	Medium A density residential development.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations
PW-R-04 PW-R-04	Medium B density residential development.	PHH ACF MA			BFF S W CH L	No action required.	No response required	No further recommendations
Passagewest Town Centre Objectives								
PW-T-01	Passage West: This area denotes the existing built footprint of the town centre and any proposals for development within this core area	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone and an area at risk of pluvial flooding, further comments pending completion of SFRA.	Noted. Have included a star to reference flood risk within objective.	Further comments pending completion of updated SFRA.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red should comply with the overall uses acceptable in town centre areas					Please include requirement for FRA's.		
PW-T-O2	Monkstown: This area denotes the existing built footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas.	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone and an area at risk of pluvial flooding, further comments pending completion of SFRA.  Please include requirement for FRA's.	-	Further comments pending completion of updated SFRA.
Passagewest Special Policy Areas								
PW-X-O1	Proposed redevelopment of the Victoria Dockyard site for mixed convenience and comparison retail, office, leisure, marina, service, civic and residential uses to facilitate town centre expansion. Any development proposals on this site should facilitate pedestrian and cycle permeability along the Waterfront. *	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone and an area at risk of pluvial flooding, further comments pending completion of SFRA.	No response required	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
PW-X-02	Development of the former convent site should accommodate various uses including residential and mixed use which would incorporate the retention of the buildings and their setting with provision for associated car parking. This site has been identified as a special policy site and would be suitable for residential development and other mixed uses.	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone and an area at risk of pluvial flooding, further comments pending completion of SFRA.	No response required	No further recommendations.
PW-X-03	This site along Railway street provides an opportunity for backland development to the rear of the main street, which fronts the water on two sides. Any redevelopment at this location should seek to improve the waterfront amenities and the public realm of the area and should be designed to reflect the scale and	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone and an area at risk of pluvial flooding, further comments pending completion of SFRA.	No response required	It is noted the objective was updated since initial review. No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	character of this area of Passage West.							
PW-X-04	Brownfield site which fronts onto the Bath Terrace/R610. The development of this linear site will provide an opportunity for mainly residential development to enhance the streetscape of the area. Any development of this site should be designed which reflects the scale and character of the area and be mindful of the residential setting to the west of the site while facilitating pedestrian and cycle permeability to PW-T-01 and PW-T-02 areas. Development of this brownfield site should accommodate various uses including residential and mixed uses.	PHH ACF MA		W	BFF S CH L	The site is located within a Flood Risk Zone, further comments pending completion of SFRA.	No response required	No further recommendations.
Pasasgewest Utilities								
PW-U-01	Pedestrian walk.	PHH ACF MA			BFF S W	Site specific SEA and AA may be required	No response required	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH L			
PW-U-02	<p>Develop and maintain pedestrian walk along Monkstown Creek as part of the network from Rochestown to Carrigaline. Development along this route will be subject to Habitats Directive Assessment and will only be progressed, where it is found to be compatible with the requirements of the Birds and Habitats Directives. The Habitats Directive Assessment will focus on the potential for development and use of the new route to result in disturbance impacts on birds. Future upgrades or extensions to the route will be considered/ designed/ developed taking account of the birds that use the estuary as well as other values including landscape and biodiversity values.</p>	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
PW-U-03	Pedestrian walk along stream glen. Future upgrades or extensions to the route will be considered/ designed/ developed taking account of the birds that use the estuary as well as other values including landscape and biodiversity values.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required	No response required	No further recommendations.
Open Space, Sports, Recreation and Amenity								
PW-GA-01	Existing Passage West Football Club and associated playing pitches	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
PW-GA-02	Open Space with views overlooking Cork Harbour. Provision for landscape protection.	PHH ACF MA			BFF S W CH L	Include reference to habitats of county importance within the objective.	Note. Have included reference to habitats within the objective.  Open Space with views overlooking Cork Harbour. Provision for landscape protection.	The plan has been updated. No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							The following habitat of county importance can be found within this site: Scrub/Transitional Woodland.	
PW-GA-03	Existing Passage West GAA Grounds and associated playing pitches.					No action required	No response required	No further recommendations.
PW-GA-04	Open Space which functions as an essential backdrop to the setting of the town. These lands will remain predominantly open and rural in character.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
PW-GA-05	<p>Open Space that will remain predominantly open in character, especially retaining the existing trees and natural features on site. This area is visually important and makes a significant contribution to the setting of Monkstown. Consideration will be given to the development of four dwellings on the northern side of these lands, close to the public road and in the vicinity of the existing dwelling.</p>	PHH ACF MA	BFF		S W CH L	Include reference to Local Area of Biodiversity within the objective.	No response required	No further recommendations.
						Consider amending extent of zoning to exclude the area proposed for residential development.	Have not made any changes in relation to this.	Chapter 18 Zoning states that the purpose of Green Active (GA) – Active Open Space is to retain and provide for active recreational facilities. Objective ZU18-13 states that “No development other than development which supports Green Infrastructure will be considered in these areas.” The consideration of four



Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								dwelling on the northern side of these lands is contrary to the objective. Recommend that these lands be removed from the open space zoning.
PW-GA-06	Open space, a prominent slope which is important to the setting of Monkstown and should therefore remain open and rural in Character.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
PW-GA-07	Open Space, recreational woodland walk with panoramic views over Monkstown, Cobh and Cork Harbour. Provision for tree protection.	PHH ACF MA			BFF S W CH L	Include reference to Local Area of Biodiversity within the objective.	Noted. Have included reference to habitats within the objective.  Open Space, recreational woodland walk with panoramic views over Monkstown, Cobh and Cork Harbour. Provision for	The plan has been updated. No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							tree protection. This site includes biodiversity and habitat sensitivities.	
PW-GA-08	Monkstown Golf Course.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
Ringaskiddy Specific Zoning Objectives								
RY-GO-01	<b>Strategic Employment Area Location</b> Reaffirm Ringaskiddy's focus on industrial and port related roles which reflects its status as a Strategic Employment Location.	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
RY-GO-02	<b>Development Boundary</b> The boundary of Ringaskiddy overlaps with and is adjacent to the Cork Harbour Cork Harbour Special Protection Area. New development should be sensitively designed and planned to provide for the				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>protection of the Harbour and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. Provision for screening or buffering may be necessary where new development is proposed in areas adjoining the Cork Harbour SPA and adjacent to Monkstown Creek pNHA including lands within existing residential/mixed residential and other use areas and existing mixed business/general business/industrial uses areas. In relation to proposals for new development in industrial zones in</p>				L			

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>the settlement, the Habitats Directive Assessment will focus on the following:</p> <ul style="list-style-type: none"> <li>impacts of emissions generated by the new industrial development on the SPA and its qualifying species;</li> <li>potential for new industrial development to result in loss of availability of field feeding habitat for wintering birds;</li> <li>potential for new industrial development to result in disturbance impacts on birds.</li> </ul> <p>Some greenfield and wetland areas around Lough Beg, which have been zoned for industrial development, provide important feeding and roosting habitat for some of the bird species for which the Cork Harbour SPA is designated. It will be necessary to retain some of this land in an</p>							

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	undeveloped state to maintain the favourable conservation status of populations of these wintering birds.							
RY-GO-03	<b>Port of Cork</b> Facilitate the completion of the relocation of the Port of Cork's container and bulk goods facilities to Ringaskiddy subject to the implementation measures which are required to be undertaken to comply with the planning consent to ensure that adverse impacts on communities are avoided as well as affects on the integrity of the Cork Harbour SPA.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
RY-GO-04	<b>Transport and Transportation</b> Facilitate the proposed M28 and protect the route corridor from inappropriate development.	MA			PHH BFF S W ACF CH L	Site specific SEA and AA may be required.	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
RY-GO-05 +	<b>Transport and Transportation</b> Upon completion of the M28, upgrade the existing N28 to facilitate the installation of bus priority and that a network of designated walking and cycling routes will be established to provide safe, convenient and pleasant routes throughout the settlement and connecting to Carrigaline.	PHH ACF MA			BFF S W Ch L	Objective added after pre-draft version.	No action required	No further recommendations.
RY-GO-06	<b>Residential Amenity</b> Protect, maintain and enhance the residential amenities of the existing communities at Ringaskiddy and Shanbally villages.	PHH ACF			BFF S W MA CH L	No action required	No response required	No further recommendations.
RY-GO-07	<b>Water Services</b> All new development is to be connected to the public water supply, the public waste water treatment system and should make				PHH BFF S W ACF	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	adequate provision for storm water disposal.				MA CH L			
RY-GO-08	<b>Flooding</b> All proposals for development within the areas identified as being at risk of flooding will need to comply, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. See Volume One Chapter 11 Water Services.			W ACF	PHH BFF S MA CH L	For sites located within Flood Risk Zones further comments pending completion of SFRA.	No response required	No further recommendations.
RY-GO-09 +	<b>Air Quality</b> All proposals for industrial development need to include an assessment of the impact on cumulative air quality of the area.	PHH ACF			BFF S W MA CH LA	Objective added after pre-draft version.	No action required	No further recommendations.
<b>Ringaskiddy Industry Objectives</b>								

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
RY-I-01	Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The open space zonings in specific objectives RY-GA-01 and RY-GA-02 are to be provided as part of this development.				PHH BFF S W ACF MA CH L	Part of the site is located within an area at risk of pluvial flooding.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of SFRA. Please require an FRA.
						Include reference to Local Area of Biodiversity within the objective.		
RY-I-02	Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This zoning adjoins the				BFF W ACF PHH S MA CH	Include reference to Local Area of Biodiversity within the objective.	Noted. Have included reference to biodiversity within the objective.	The plan has been updated. No further recommendations.



Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
Cork Harbour Special Protection Area and Monkstown Creek proposed Natural Heritage Area. Appropriate buffering and screening between new development and these sites will be required.				L	Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.
RY-I-03 Industry with provision for appropriate landscaping, along the north western boundary to residential areas.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further comments
RY-I-04 Industry, with provision for appropriate landscaping, along the eastern and northern boundary to residential areas.				PHH BFF S W ACF MA CH L	Part of the site is located within an area at risk of pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
RY-I-05	Industry, with provision for appropriate landscaping, along the eastern and southern and south western boundaries to residential areas.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
RY-I-06	Industry including small to medium sized enterprises with appropriate measures taken, in consultation with the relevant competent authorities, to take account of the presence of the ring fort on the site.  Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated.  Account will be taken of this when considering new development proposals in this area.				PHH BFF S W ACF MA CH L	Part of the site is located within an area at risk of pluvial flooding.  Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included asterisk to reference flood risk.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
RY-I-07	Industry, including small to medium sized units. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
RY-I-08	Large standalone industry with suitable provision for landscaping and access points from the R613 and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Lough Beg which forms part of the Cork Harbour Special Protection Area. Lough Beg and some of the fields in the area are			BFF	PHH S W ACF MA CH L	In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.	Have not made this change.	In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
known to be particularly important for field feeding species of bird for which the SPA is designated. It will be necessary to retain a portion of this land in an undeveloped state to avoid negative impacts on the SPA. The southern portion of the zone is known to be of particular					Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
importance for wintering birds. Appropriate buffering and screening between new development and the SPA will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area. *							
RY-I-09				PHH BFF S W ACF	No action required.	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	the western side; it is suitable for office use associated with port uses. An appropriate landscaping scheme will need to be provided for on the eastern and southern boundaries of the site.				MA CH L			
RY-I-10	Industry, with provision for appropriate landscaping along the Eastern boundary with green infrastructure (RY-GC-06) and to the residential areas to the south and western boundaries of site.			W ACF	PHH BFF S MA CH L	Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
RY-I-11	Industry, with provision for the maintenance of a planted buffer zone along the southern boundary to nature conservation area, the scale of which will be determined at project level. This zone adjoins the Cork Harbour SPA. Appropriate buffering and screening between new development and the SPA will be required. Areas within this zone may be used by Special Conservation Interest bird species		BFF W	ACF	PHH BFF S MA CH L	In accordance with the AA comments consider removing the industrial zoning from RY-I-11 given the site forms part of the Lough Beg pNHA and the site supports habitats of ecological value which adjoins the Cork Harbour SPA and Lough Beg pNHA. There are also Annex 1 habitats and it is a Local Area of Biodiversity.	Noted. Have created new zoning RY-GC-12 in relation this.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area.					Part of the site is located within an area at risk of pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.
RY-I-12  Industry, with provision for appropriate landscaping along the eastern, southern and south western boundaries to residential areas.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
RY-I-13  Industry, with provision for the maintenance of a planted buffer zone along the southern boundary			BFF W ACF	PHH S MA	In accordance with the AA comments consider a Green Infrastructure Zone around Lough	Have not made this change.	In accordance with the AA comments consider a Green Infrastructure



Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
to nature conservation area. Appropriate buffering and screening between new development and the SPA will also be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area.				CH L	Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.		Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.
					Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.
RY-I-14				PHH BFF S W ACF MA CH L	No action required	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	as part of an approved landscaping scheme for the entire site.							
RY-I-15	Suitable for large stand alone industry with suitable provision for appropriate landscaping and protection of the access points and provision for open space buffer to the Martello Tower and its associated pedestrian accesses. Any development proposals- will need to protect the special function and integrity of the setting of the Martello Tower and maintain the existing line of sight from the Martello Tower to the other four fortifications in the Harbour (Fort Camden Meagher, Carlisle Davis, Westmorland and the Martello Tower on Haulbowline Island).			W ACF	PHH BFF S MA CH L	Part of the site is located within an area at risk of pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.
RY-I-16	Suitable for limited extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories,		BFF W	ACF	PHH S MA	In accordance with AA comments consider zoning RY-I-16 as open space given the site supports habitats of ecological value which	Have not changed the zoning of RY-I-16. Have included new zoning RY-GC-13 to	

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p>manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a significant portion of this land in an undeveloped state to avoid negative impacts on the SPA. *</p>				CH L	adjoins the Cork Harbour SPA and Lough Beg pNHA.	include areas to the west of RY-I-16 which adjoin the Cork Harbour SPA and Lough Beg pNHA.	
					Part of the site is located within an area at risk of coastal flooding and pluvial flooding. Further comments pending completion of SFRA.	No response required.	
RY-I-17			BFF W	PHH S ACF MA CH L	In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.	Have not made this change.	In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, 11, 13 and 17.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area.							
RY-I-18	Port Facilities and Port Related Activities. This zone adjoins the Cork Harbour SPA and Monkstown Creek proposed Natural Heritage Area pNHA. Areas within this zone are used Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area. *			W ACF	PHH	Include reference to the Local Area of Biodiversity.	Noted. Have included reference to biodiversity within the objective.	The plan has been updated. No further recommendations.
					BFF S MA CH L			
RY-I-19	Suitable for the extension of the adjacent Third Level Educational Campus and enterprise related development including marine related education, enterprise,			W ACF	PHH BFF S MA CH	Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities. This site is considered inappropriate for any short or full time residential accommodation. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area. *</p>				L			
RY-I-20			W ACF	PHH BFF S MA CH L	Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p>also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities. This site is considered inappropriate for any short or full time residential accommodation. Any existing access to the nearby Martello tower which crosses this site should be protected and provision for an open space buffer to any existing access will need to be provided. .</p> <p>Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area.</p>							
RY-I-21				PHH BFF	No action required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red particular along the western boundary.				S W ACF MA CH L			
Ringaskiddy Town Centre Objectives								
RY-T-01	This area denotes the existing built footprint of Shanbally and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. Any future development should reflect the scale and character of the surrounding existing built up residential area.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
RY-T-02	This area denotes the existing built footprint of Ringaskiddy and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas and should	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
complement/reinforce the the village's urban structure. Provision for small scale student accommodation will be considered within this area. Any future development should reflect the scale and character of the surrounding existing built up residential area.								
Ringaskiddy Utility Objectives								
RY-U-01	Waste Water Treatment Plant	PHH MA			BFF S W ACF CH L	No action required.	No response required.	No further recommendations.
RY-U-02	M-28 Cork to Ringaskiddy Motorway Scheme as finalised.	MA			PHH BFF S W ACF MA CH	Site specific SEA and AA may be required.	No response required.	No further recommendations.



**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
RY-U-03	Provision of a Pedestrian Walkway to connect the site C-01 with includes the provision for a school to the village centre of Ringaskiddy.	PHH MA ACF				Site specific SEA and AA may be required.	No response required.	No further recommendations.
PW-U-02	Develop and maintain pedestrian walk along Monkstown Creek as part of the network from Rochestown to Carrigaline. Development along this route will be subject to Habitats Directive Assessment and will only be progressed, where it is found to be compatible with the requirements of the Birds and Habitats Directives. The Habitats Directive Assessment will focus on the potential for development and use of the new route to result in disturbance impacts on birds. Future upgrades or extensions to the route will be considered/designed/developed taking account of the birds that use	PHH MA ACF			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
the estuary as well as other values including landscape and biodiversity values.								
Ringaskiddy Community Objectives								
RY-C-01	Provision of Primary School.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
RY-C-02	Barnahely Graveyard	PHH ACF MA			BFF S W CH L	No action required.	No response required	No further recommendations.
Ringaskiddy Open Space, Sports, Recreation and Amenity Objectives								
RY-GA-01	Open space comprising a golf course and playing pitches to provide a long-term, structural landscape setting for the adjoining industrial zoning including the	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	provision and maintenance of tree planted buffers to the southern and northern boundaries of the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. *							
RY-GA-02 +	Open space comprising existing golf and pitch and putt courses to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of a tree planted buffer and the protection and maintenance of the existing lagoon and NHA. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. *	PHH ACF MA			BFF S W CH L	Consider extending the boundary of RY-GA-02 to include part of the site zoned RY-I-02 to ensure appropriate buffering and screening between the Cork Harbour SPA and Monkstown Creek pNHA.	Noted. Have included the area at risk of flooding in RY-I-02 in RY-GA-02 to ensure appropriate buffering and screening between the Cork Harbour SPA and Monkstown Creek pNHA.	No further recommendations.
RY-GA-03	Open space which acts as a buffer between proposed industry and established uses. While the patterns of land use will remain	PHH ACF MA			BFF S W CH	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	largely unchanged, if the adjoining industry makes proposals for development, consideration will be given to landscaping including strategic tree planting on the land.				L			
RY-GA-04	Open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
RY-GA-05	Public open space and playing pitches to be provided as part of the future development of RY-I-21	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
RY-GA-06	Open space that acts as a buffer between proposed industry and established uses. While the	PHH ACF MA			BFF S W	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land. The pedestrian link RY-U-03 which connects RY-C-01 to RY-T-02 runs though this site.				CH L			
RY-GA-07	Open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
RY-GA-08	Open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.							
RY-GA-09	Open space including car park at access point to Gobby Beach.	PHH ACF MA			BFF S W CH L	No action required	No response required	
RY-GR-10 +	Passive open space within the vicinity of Ringaskiddy Martello Tower.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	LPA added new objective.	No further recommendations.
RY-GC-11 +	Protect this area which lies within Lough Beg pNHA and close to the Cork Harbour SPA and is not suitable for development.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	LPA added new objective.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
RY-GC-12 +	Protect this area which lies within Lough Beg pNHA and close to the Cork Harbour SPA and is not suitable for development.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	LPA added new objective.	No further recommendations.
RY-GC-13 +	Protect this area which lies within Lough Beg pNHA and close to the Cork Harbour SPA and is not suitable for development.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	LPA added new objective.	No further recommendations.
<b>General Recommendations for Ringaskiddy:</b> In line with the AA comments, it is noted that existing businesses and other uses for areas adjoining Lough Beg and Monkstown Creek (Cork Harbour SPA and pNHA), include the following wording into an objective 'This zone adjoins the Cork Harbour SPA. Areas within this zone may be Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.'							Noted. Have included wording within RY-GO-02 in reference to this.	The plan has been updated. No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
Crosshaven and Bays - Specific Zoning Objectives								
CS-GO-01	Within the development boundary of Crosshaven and Bays encourage the development of up to 103 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
CS-GO-02	Support the expansion of sustainable tourism facilities within the Crosshaven and Bays area in a manner that is compatible with the nature conservation designations in Cork Harbour. New development should be sensitively designed and planned to provide for the protection of the River Owenabue Estuary and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and	PHH BFF S W ACF			MA CH L	No action required.	No response required.	No further recommendations.



Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. It may be necessary to provide for screening or buffering where new development is proposed in areas adjoining the Cork Harbour SPA (on zoned land, existing built up areas, existing businesses, etc.).							
CS-GO-03	Recognises the unique opportunity that Crosshaven has as a tourism destination for water related sport and recreation and supports improved public access to the water.	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
CS-GO-04	Support the continued development of Camden Fort Meagher as a coastal fortification tourism destination in a manner that is compatible with its heritage and conservation designations. The Council have prepared a	PHH MA CH			BFF S W ACF L	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	Masterplan to guide the future development of this area over the lifetime of the Plan, but it is yet to be finalised.							
CS-GO-05	The boundary of Crosshaven and Bays overlaps and is adjacent to the Cork Harbour Special Protection Area. Development in the Key Village will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directives and the protection of these sites.	PHH BFF S W ACF			MA CH L	No action required	No response required	No further recommendations.
CS-GO-06	The Council will work in co-operation with landowners to deliver the proposed amenity routes.	PHH ACF MA			BFF S W CH L	Project level SEA and AA may be required.	No response required.	No further recommendations.
CS-GO-07 +	Support the delivery of a flood relief scheme at Graball Bay.	PHH ACF MA			BFF S W CH	No action required.	No response required.	No further recommendations.
							The LPA have updated the objective to state	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L		“The council is supportive of the objective to seek an extension of the Crosshaven public sewer network to serve the Graball area. Any new development should be accompanied by surface water attenuation solutions on site.”	
CS-GO-08 +	The level of development permitted within the Bays will include appropriate individual infill residential development only. New dwelling house design and scale needs to be respectful of the character and pattern of existing dwellings while fitting appropriately into the elevated setting of this coastal area of high value landscape .				BFF S W CH L MA PHH ACF	No action required.	No response required.	No further recommendations.
							The LPA have updated the objective: The level of development permitted within the Bays will include appropriate individual residential development only.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							New dwelling house design and scale needs to be respectful of the character and pattern of existing dwellings while fitting appropriately into the elevated setting of this coastal area of high value landscape overlooking Cork Harbour.	
CS-R-01	Medium B residential development.	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
CS-T-01 +	Mixed uses including: retail, small scale offices, community, residential and marine/tourism uses to facilitate village centre	PHH ACF MA			BFF S W CH	Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	expansion. The residential element on this site should be sensitive, compact with a design that sits comfortably into the village setting of Crosshaven.				L	completion of SFRA. Please require an FRA.	LPA have revised zoning of CS-T-01 and CS-I-01 – the row of houses to the north will be zoned Existing Residential/Mixed Residential and Other Uses. CS-I-01 – Marine related development to include the provision of boat repair, storage and ancillary uses.	No further recommendations.
CS-T-02	This area denotes the existing built footprint of Crosshaven and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. Any future development should reflect the scale and character of the surrounding existing built up area.	PHH ACF MA			BFF S W CH L	Part of the site is located within an area at risk of coastal and pluvial flooding. Further comments pending completion of SFRA. Please require an FRA.	Noted. Have included an asterisk to reference flood risk within objective.	Further comments pending completion of updated SFRA.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CS-I-01+	<p>Marine related development to include the provision of boat repair and storage and ancillary uses. Uses compatible with the primary use only to be considered acceptable.</p> <p>*</p>	PHH ACF MA		BFF	S W CH L	Include reference to Local Area of Biodiversity and habitats of county importance within the site.	Noted. Have included reference to Local Area of Biodiversity and habitats within the objective	The plan has been updated. No further recommendations.
							LPA have revised zoning of CS-T-01 and CS-I-01 – the row of houses to the north will be zoned Existing Residential/Mixed Residential and Other Uses. CS-I-01 – Marine related development to include the provision of boat repair, storage and ancillary uses.	No further recommendations.
CS-X-01	Special Policy Area to allow for the provision of a hotel, located on the eastern part of the site and a limited amount of sensitively designed residential	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	development, located on the western boundary of the site with the public road. All development on the site is subject to a landscaping scheme and the retention of the existing tree belt.							
CS-X-02	Special Policy Area. Support the continued development of Camden Fort Meagher as a military tourism destination. The heritage and historical importance of the site and its strategic harbour location can contribute to the development of a network of harbour related tourism.	PHH ACF MA		BFF	BFF S W CH L	Include reference to Local Area of Biodiversity and habitats of county importance within the site.	Noted. Have included reference to Local Area of Biodiversity and habitats within objective.	The plan has been updated. No further recommendations.
CS-GC-01	Open Space to protect setting of Crosshaven House and retain existing mature trees.	PHH BFF S W ACF CH			MA	No action required	No response required	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red	L						
CS-GC-02	Open Space. This prominent slope makes a significant contribution to the setting of Crosshaven. There is a presumption against development on these lands because of the importance of the hillside to the setting of the area. The provision of additional playing pitches for the established sports facilities on the lands will be considered provided they do not impact adversely on the setting of the hillside.	PHH ACF L			BFF S W MA CH	No action required.	No response required.	No further recommendations.
CS-GC-03	Open Space. Protect existing Percolation Areas	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
CS-GC-04	Open Space. Protect existing Percolation Areas	PHH BFF			MA CH	No action required	No response required	No further recommendations.



**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red	S W ACF L						
CS-GC-05	Open Space. Protect existing Percolation Areas	PHH BFF S W ACF L				No action required	No response required	No further recommendations.
CS-GC-06	Open Space. Protect existing Percolation Areas	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
CS-GC-07	Open Space to protect views of Myrtleville Bay.	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CS-GC-08	Open Space to maintain the character of the coastal landscape and ensure protection of seaward views.	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
CS-GC-09	Open Space to maintain the character of the coastal landscape and ensure protection of seaward views.	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
CS-GC-10 +	Open Space to protect the Special Protection Area designation.	PHH BFF S W ACF			MA CH L	No action required	No response required	No further recommendations.
							The LPA updated the objective to state “	Emailed Megan to find out if this should have been changed or not as it is not showing as changed on the GD version. However, a new objective has been added CS-GR-11

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								which is likely what happened.
CS-GR-11 +	Protect woodland area for passive open space use.	PHH BFF S W ACF L			MA CH	Objective added after pre-draft version.	New objective added.	No further recommendations.
CS-U-01	Develop and maintain amenity walk.	PHH ACF MA			BFF	Site specific SEA and AA may be required.	No response required.	No further recommendations.
					S W CH L	Part of the site is located within an area at risk of coastal flooding. Further comments pending completion of SFRA.	No response required.	No further recommendations.
CS-U-02	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CS-U-03	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH	Site specific SEA and AA may be required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
CS-U-04	Develop and maintain amenity walk from Church Bay to Templebreedy Church.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CS-U-05	Develop and maintain amenity walk.	PHH ACF MA			BFF	Site specific SEA and AA may be required.	No response required.	No further recommendations.
					S W CH L	Include reference to Local Area of Biodiversity which has habitats of county significance.	Noted. Have included reference to Local Area of Biodiversity and habitats within objective.	The plan has been updated. No further recommendations.
CS-U-06	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CS-U-07	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CS-U-08	Develop and maintain amenity walk from Church Bay to Fennell's Bay.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CS-U-09	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CS-U-10	Car Park.		ACF W		PHH BFF S MA CH L	Reconsider the zoning of a greenfield site for carparking given it would not support sustainable travel. If the zoning is a requirement include the requirement for permeable surface as part of the objective.	Noted. Have included reference to permeable surface as part of the objective.	The plan has been updated. No further recommendations.
<b>Other Recommendations for Crosshaven and Bays:</b> Consider zoning the land south of Dukes Point which is part of a Local Area of biodiversity as an open space zoning.							Have zoned this as CS-GR-10.	The plan has been updated. No further recommendations.
Ballinhassig								
DB-01	Within the development boundary, encourage the development of up	PHH ACF			BFF W L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	to 20* additional dwellings during the Plan period within the section of the village within Carrigaline Municipal District. (*60 within the entire village)			MA	CH	population target including consideration of water services capacity at strategic settlement level.		
DB-02	Development should not occur on the steep slopes to the north of the village which form an important part of the village setting.	PHH BFF S W ACF L			MA CH	No action required	No response required.	No further recommendations.
DB-03	Implement traffic calming measures in the village, including measures to prevent inappropriate roadside parking where alternative parking spaces have been provided as part of a development.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
T-01	Allow for the expansion of the villagecentre to accommodate mixed use development including	PHH ACF MA			BFF S W CH	Part of the site is located within an area at risk of fluvial and pluvial flooding. Further comments pending completion of SFRA.	No response required.	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	retail, business and residential uses.				L			
GR-01	Open space for informal public recreation, with provision of neighbourwood scheme.*	PHH ACF MA			BFF S W CH L	Part of the site is located within an area at risk of fluvial and pluvial flooding. Further comments pending completion of SFRA.	No response required.	No further recommendations.
U-01	Proposed Bypass	PHH MA			BFF S W ACF CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.
U-02	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.
U-03	Develop and maintain amenity walk.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
Ballygarvan								
DB-01	Within the development boundary encourage the development of up to 45 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Development should not occur on the steep slopes to the north of the village which forms an important part of the villages setting.	PHH BFF S W ACF L			MA CH	No action required.	No response required.	No further recommendations.
DB-03	Implement traffic calming measures in the village, including measures to prevent inappropriate roadside parking where alternative parking spaces have been provided as part of the development.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
X-01	Any proposals for development on the lands that lie to the south of the existing Sports grounds	PHH ACF MA			BFF S	Part of the site is located within an area at risk of fluvial and pluvial	Noted. Have included an asterisk to reference	Further comments pending completion of updated SFRA.



**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>and to the north of the Owenboy River <del>shall</del> will only be considered subject to the provision of a safe access, the carrying out of a flood study for all of these lands and <del>shall</del> will be subject to satisfactory drainage and sanitary arrangements. Any residential development will be medium density to include a mix of house types and sizes, an appropriate playing pitch which integrates efficiently and effectively with existing recreational facilities, and an amenity walk (U·01) along the southern boundary. Any development proposals for this site will include the preferred route option of a future bypass road for the village. This bypass will be provided in partnership</p>				W CH L	flooding. Further comments pending completion of SFRA.	flood risk within objective.	

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	with the County Council and in tandem with development. *							
GR-01	Open space with potential to develop and maintain an amenity area.	PHH ACF MA			BFF S W CH L	Part of the site is located within an area at risk of fluvial and pluvial flooding. Further comments pending completion of SFRA.	No response required.	No further recommendations.
U-01	Develop and maintain pedestrian walk.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.
U-02	Proposed bypass.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.
U-03	The Plan supports the provision of a new pedestrian bridge within the Village.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
General Comments Ballygarvan: Please include an objective for C-01 which is shown on the zoning map.								
Halfway								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The development of a riverside walk should be implemented.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.
Minane Bridge								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-02	<p>Encourage development that:</p> <p>a. Consolidates and strengthens the existing village core,</p> <p>b. Is sympathetic to the scale and character of the village,</p> <p>c. Where appropriate, allows for sufficient set back in the building line to accommodate pedestrian facilities,</p> <p>d. Respects the views and settings of the village,</p> <p>e. Avoid land to the north which is an existing groundwater protection area,</p> <p>f) Be accompanied by surface water attenuation solutions.</p>	PHH S W ACF MA CH			BFF L	No action required.	No response required.	No further recommendations.
DB-03	<p>The Plan supports the provision of traffic calming measures and improved pedestrian facilities linking residential areas to community buildings within the Village.</p>	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.

**Table 7.4. Assessment of Carrigaline MD**

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-04	The Plan supports proposals to enhance recreation facilities in the village including the provision of a playground.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
T-01	Town Centre. Village type uses including; small scale retail i.e. local shop, local services and possibly incorporating housing above ground floor level. Any future development should reflect the scale and character of the surrounding existing built up residential area.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
GC-01	Protect the visual setting of the village including the attractive, historic Minane Bridge.	PHH ACF MA CH L			BFF S W	No action required.	No response required.	No further recommendations.
GC-01 2	Protect the mature woodland which is important to the visual setting of the village.	PHH BFF S W			CH	No action required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red	ACF MA L						
C-01	Existing school, including an area to allow for the expansion of education facilities.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
U-01	Develop and maintain amenity walk which connects to the existing GAA grounds.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required.	No response required.	No further recommendations.
U-02	Maintain existing amenity walk.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
<b>General Comments Minane Bridge:</b>								
Consider including an objective which references the protection of the Minane Bridge Marsh pNHA.								
<b>Waterfall</b>								
DB-01	Within the development boundary of Waterfall to encourage the	PHH ACF			BFF W L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	development of up to 22 additional dwelling units in the period 2020-2028.			MA	CH	population target including consideration of water services capacity at strategic settlement level.		
DB-02	<p>All new development should;</p> <ul style="list-style-type: none"> <li>a. consolidate and strengthen the existing village core,</li> <li>b. be sympathetic to the scale and character of the village,</li> <li>c. where appropriate, allow for sufficient set back in the building line to accommodate</li> </ul>	PHH S W ACF MA CH			BFF L	No action required.	No response required.	No further recommendations.





Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	f. be accompanied by surface water attenuation solutions.						
DB-03	Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall will be limited to individual dwellings. Each dwelling unit shall will be served by a private individual treatment unit and shall will provide a sustainable properly maintained private water supply. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. Any new dwellings with individual wastewater treatment			PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	must make provision for connection to the public system in the future.							
DB-04	Development should not occur on the steep slopes to the north of the village which forms an important part of the village setting.	PHH BFF S W ACF L			MA CH	No action required.	No response required.	No further recommendations.
DB-05	Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the undergrounding of utilities.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
DB-06	Implement traffic calming measures in the village, including measures to prevent inappropriate roadside parking where alternative parking spaces have been provided as part of the development.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
DB-07	Encourage the provision of improved and new community	PHH ACF MA			BFF S W	No action required.	No response required.	No further recommendations.

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	facilities including a village park and playground.			CH L			
DB-08	Encourage additional retail services within the village to coincide with the needs of any future growth	PHH ACF MA		BFF S W CH L	No action required.	No response required.	No further recommendations.
T-01	Village centre type uses including; small scale retail i.e. local shop, service and possibly incorporating housing perhaps above ground floor level. Potential also for an appropriate sized village park with appropriate facilities such as playground and public seating. Any future development should reflect the scale and character of the surrounding existing built up residential area.	PHH ACF MA		BFF S W CH L	No action required.	No response required.	No further recommendations.
<b>SEA Conclusions/Recommendations:</b>							
Implementation of the objectives of the Carrigaline MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population.							

Table 7.4. Assessment of Carrigaline MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p><b>Volume 4 Carrigaline MD Recommendation 1:</b> Further consideration of Residential Reserve zoning for the Fernhill Expansion Area Carrigaline objectives (CL-GO-10, CL-RR-01, CL-HT-01, CL-B-02), is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.</p>							
<p><b>Volume 4 Carrigaline MD Recommendation 2:</b> Regarding CL-HT-01 and CL-B-02, it is noted that by zoning these lands, it would merge the settlement of Carrigaline and Ringaskiddy. It is noted that the objective has been updated to include the provision of a landscaped buffer between Carrigaline and Ringaskiddy within the text and objectives. However, a landscape buffer may not be sufficient to separate two settlements. Consider zoning open space between the two settlements to create a meaningful separation. The boundaries of CL-HT-01 and CL-B-02 should be updated to reflect this recommendation and a new objective for open space should be added.</p>							
<p><b>Volume 4 Carrigaline MD Recommendation 3:</b> Chapter 18 Zoning states that the purpose of Green Active (GA) – Active Open Space is to retain and provide for active recreational facilities. Objective ZU18-13 states that “No development other than development which supports Green Infrastructure will be considered in these areas.” The consideration of four dwellings on the northern side of these lands is contrary to the objective. Recommend that these lands be removed from the open space zoning for objective PW-GA-05.</p>							
<p><b>Volume 4 Carrigaline MD Recommendation 4:</b> In accordance with the AA comments consider a Green Infrastructure Zone around Lough Beg which is a designated SPA and a pNHA which would include parts of the sites zoned RY-I-08, and 13.</p>							
<p><b>Volume 4 Carrigaline MD Recommendation 5:</b> Objective CL-GR-03, has been updated, consider including wording to ensure that any buildings for community-based organisations are of an appropriate scale and would not result in a substantial loss of open space.</p>							

**Table 7.5 Cobh MD**

**Carrigwohill**

Old LAP site reference in **red**

**Carrigwohill General Objectives**

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
CT-GO-01	<p>Taking account of development already completed or under construction, to secure the development of 3,445 new dwellings in Carrigwohill over the lifetime of this plan in order to facilitate the sustainable growth of the town's population to 13,486 people over the same period, to provide a balance between the provision of housing and employment uses in the town, to support Carrigwohill's development as an integrated live/work destination.</p> <p>These will be provided through the development of land for which planning permission has already</p>	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target and quantum of zoned land (which includes the Urban Expansion Area for 2031).	No response required	No further recommendations.

	been granted and by the development of land designated for development in this plan.							
CT-GO-02	In order to secure the sustainable population growth and supporting development proposed in CT-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan as well as the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
CT-GO-03	The green infrastructure, biodiversity and landscape assets of Carrigtwohill include its hedgerows, mature trees,	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	<p>woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>						
CT-GO-04	<p>Improve public realm spaces within the Town Centre and to allow greater connectivity, particularly pedestrian and cycle connectivity, between existing and proposed development areas. To reallocate road space to vulnerable road users and to relocate carparking from Main street. To discourage school drop-</p>	PHH MA, ACF		CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	offs on Main Street and associated traffic congestion at school traffic times.							
CT-GO-05	Support the implementation of the Carrigwohill North Urban Expansion Area.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
CT-GO-06	Support the implementation of the ongoing Strategic Carrigwohill Transport Assessment and the URDF Public Realm Initiative as they apply to Carrigwohill.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-GO-07	Reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard. This objective applies to all land within 5m of the perimeter fence on either side of the railway. Within this area the following categories of development will be resisted: <ul style="list-style-type: none"> <li>New buildings not required for the operation of the railway; and</li> </ul>	PHH MA, ACF		BFF L,	CH S, W,	No change considered necessary.	No response required.	No further recommendations.



	<ul style="list-style-type: none"> <li>• New vehicular and pedestrian accesses where these accesses are the sole or primary access to development.</li> <li>• New bridge crossings constructed will be required to provide sufficient clearance to permit double track operation.</li> </ul> <p>Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to the proper planning and sustainable development of the area.</p>						
CT-GO-08	A network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, schools, the town centre and the railway station complex, in accordance with the CMATS and the Cork Cycle Network Plan 2017 and	PHH MA, ACF		CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	<p>supporting the implementation of the 10-minute town/neighbourhood concept.</p> <p>The network of designated walking and cycling routes proposed will include the following residential areas within the town:</p> <ul style="list-style-type: none"> <li>• Bog Road;</li> <li>• Fota Rock;</li> <li>• Gortnamucky;</li> <li>• Rocklands;</li> <li>• Terry's Land (North &amp; South); and</li> </ul> <p>Tullagreen.</p>						
CT-GO-09	<p>Ensure that provision is made in proposals for new development, particularly for housing, employment, retail, and educational uses to provide safe, convenient and pleasant routes for walkers and cyclists linking the development to the railway station, town centre and the other principal areas of the town for walkers and cyclists. Any such provision must have regard to the existing deficiencies in</p>	PHH MA, ACF		CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.

	<p>infrastructure and the requirement to ensure the delivery of adequate infrastructure ahead of or in tandem with the new development.</p> <p>In achieving this objective, special attention will be paid to the layout of the development, to latest DMURS standards, to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>							
CT-GO-10	<p>Support the implementation of important safety improvements to the national road network generally in accordance with the N25 improvement proposals developed by TII and by Cork County Council in conjunction with TII.</p>	PHH MA,		ACF	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-GO-11	<p>Secure significant road safety and traffic management improvements to Station Road so that it can provide a safe, pleasant and effective route between the station and the town centre.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

CT-GO-12	Provide direct high quality segregated links for pedestrians and cyclists from Inter-Urban Cycle route / Greenway IU-1 (see CMATS) to Carrigtwohill Town centre, the IDA Business and Technology Park, the permitted Carrigtwohill Schools' Campus, and existing and future residential areas.	PHH MA, ACF			CH S, L, W, BFF	Consider expanding this objective to ensure planned road upgrades prioritises pedestrian and cyclists in the design (i.e. for upgrades planned under CT-U-01, CT-U-02 and CT-U-15 to 20).	CT-GO-12 makes specific reference to high quality segregated links for pedestrians and cyclists and as such it is considered that pedestrians and cyclists will be prioritised. This objective is not for specific road upgrades. The proposed wording is considered unnecessary in the case of objective CT-GO-12.  No change proposed.	No further recommendations.
CT-GO-13	Secure the completion of an integrated local transport plan for Carrigtwohill.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-GO-14	Proposals for employment related development, of 50 employees or more, shall be required to prepare and submit a mobility management plan that maximises the use of public transport options/passenger rail services and pedestrian/cycle permeability	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	and connectivity to surrounding areas .							
CT-GO-15	Provide a landscape framework plan for each phase of development of Carrigtwohill North as part of a landscape strategy. Provide for advanced planting to include primarily native trees.	PHH MA, ACF, L,			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-GO-17	All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate (see Chapter 11 of this plan - Water Management, including Surface Water and Flood Risk).	PHH, W, BFF, MA,			S, ACF, L, CH	Consider committing to preparing a Sustainable Urban Drainage Strategy for Carrigtwohill as identified as a key infrastructure priority in RSES.	It is proposed to include the following additional general objective in Carrigtwohill:  "CT-GO-19: Prepare a Sustainable Urban Drainage Strategy for Carrigtwohill".	New objective supported. No further recommendations.
CT-GO-18	All proposals for development within areas identified as being at risk of flooding will need to comply with relevant objectives in Chapter 11 of this Plan (Water	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	Management, including Surface Water and Flood Risk).							
<b>Carrigtwohill Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
CT-R-01 (CT-R-01)	High density residential development. High quality pedestrian and cycle connectivity, particularly to adjoining schools campus and station quarter, to be provided. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-R-02 (CT-R-04)	Medium A density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-R-03 (CT-R-05)	Medium A density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH MA, ACF,			CH S, W, BFF, L,	No change considered necessary.	No response required	No further recommendations.
CT-R-04	High density residential development. Development on	PHH MA, ACF,		L,	CH S, W,	No change considered necessary.	No response required	No further recommendations.

(CT-R-06)	this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.				BFF,			
CT-R-05 (CT-R-07)	High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH MA, ACF,		L,	CH S, W, BFF,	No change considered necessary.	No response required	No further recommendations.
CT-R-06 (CT-R-09)	High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH MA, ACF			CH S, W, L, BFF	No change considered necessary.	No response required	No further recommendations.
CT-R-07 (CT-R-10)	High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-R-08 (CT-R-11)	High density residential development. Development on this site requires provision to be made for the delivery of the	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	infrastructure described in Tables 4.2.7 and 4.2.8.							
CT-R-09  (CT-R-19)	High density residential development with public open space. *					Consider an objective to recognise the semi-natural grassland of local biodiversity value on the site.	It is proposed to add the following text to the objective:  “This site contains an important semi natural grassland habitat of biodiversity value. Development of the site is to retain and protect the biodiversity value of the site as far as possible”.	No further recommendations.
CT-R-10  (CT-R-08)	Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH MA, ACF		L,	CH S, W, BFF	Consider recognition of the site’s location at the edge of the settlement to provide a landscaped transition/buffer to the greenbelt.	CT-GO-15 requires the following:  Provide a landscape framework plan for each phase of development of Carrigtwohill North as part of a landscape strategy. Provide for advanced planting to include primarily native trees.  CT-GO-03 is as follows:  The green infrastructure, biodiversity and landscape assets of Carrigtwohill include	No further recommendations.



						<p>its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>These, in addition to objectives of Chapter 15 Biodiversity and Environment such as BE-15-6: Biodiversity and New</p>	
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							Development, are considered to be sufficient and it is not considered necessary to repeat any of the above wording in all relevant zoning objectives.  No change proposed.	
CT-R-11 (CT-R-02)	Medium A density residential development. Proposals should include a tree planted buffer, of suitable depth, to the eastern and southern boundary of the site and screening to protect views from the N25.	PHH,		W, MA,	S, ACF, L, CH BFF,	This site is subject to pluvial flooding.  Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-R-12 (CT-R-20)	Medium A density residential development. Proposals should include screening to protect views from the N25. Ecological corridor or buffer to be provided to protect the biodiversity of the site as much as possible. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA. This site is subject to pluvial flooding.	Noted.	Further comments pending completion of updated SFRA.
<b>Residential - Carrigwohill North Phase 2</b>								
CT-R-13 (CT-R-12)	Medium density A residential development. Development on this site requires provision to be	PHH,		W, MA,	S, ACF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	<p>made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.</p> <p>A way leave for an existing high voltage powerline is in place on this site and prospective developers will need agreements with ESB networks regarding required separation distances for developments in proximity to the powerlines.</p> <p>*</p>				L, CH BFF,			
CT-R-14 (CT-R-13)	<p>Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.</p>	PHH,		L,	S, ACF, CH BFF, W, MA	<p>Consider recognition of the site's location at the edge of the settlement to provide a landscaped transition/buffer to the greenbelt.</p>	<p>CT-GO-15 requires the following: Provide a landscape framework plan for each phase of development of Carrigtwohill North as part of a landscape strategy. Provide for advanced planting to include primarily native trees.</p> <p>CT-GO-03 is as follows: The green infrastructure, biodiversity and landscape assets of Carrigtwohill include</p>	<p>It is noted that CT-R-14 was swapped with CT-RR-01 after the initial pre-draft. Residential Reserve CT-RR-01 Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.</p>

						<p>its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>These, in addition to objectives of Chapter 15 Biodiversity and Environment such as BE-15-6: Biodiversity and New</p>	<p>See general residential reserve SEA conclusion at the end of the table.</p> <p>No further recommendations.</p>
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							Development, are considered to be sufficient and it is not considered necessary to repeat any of the above wording in all relevant zoning objectives.  No change proposed.	
CT-R-15 (CT-R-14)	Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.  This site contains habitat of particular biodiversity importance and an ecological corridor, linked to open space zoning adjoining this site to the east, is to be provided to protect this biodiversity function	PHH,		L,	S, ACF, CH BFF, W, MA	Also consider recognition of the site's location at the edge of the settlement to provide a landscaped transition/buffer to the greenbelt.	CT-GO-15 requires the following:  Provide a landscape framework plan for each phase of development of Carrigtwohill North as part of a landscape strategy. Provide for advanced planting to include primarily native trees.  CT-GO-03 is as follows:  The green infrastructure, biodiversity and landscape assets of Carrigtwohill include its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special	It is noted that CT-R-15 was swapped with CT-RR-02 after the initial pre-draft. Residential Reserve CT-RR-02 Medium A density residential development. "Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. This site contains habitat of particular biodiversity importance and an ecological corridor, linked to open space zoning adjoining this site to the east, is to be provided to protect this biodiversity function. *".

						<p>Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>These, in addition to objectives of Chapter 15 Biodiversity and Environment such as BE-15-6: Biodiversity and New Development, are considered to be sufficient and it is not considered necessary to repeat any of the above</p>	<p>See general residential reserve SEA conclusion at the end of the table.</p> <p>No further recommendations.</p>
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							wording in all relevant zoning objectives.  No change proposed.	
CT-R-16 (CT-R-15)	Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH,		L, MA	S, ACF, CH BFF, W,	No change considered necessary.	No response required	No further recommendations.
CT-R-17 (CT-R-16)	Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.	PHH,		W, MA,	S, ACF, L, CH BFF,	Site appears to be subject to pluvial flooding.  Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-R-18 (CT-R-18)	Medium A density residential development. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-I-01 (CT-I-01)	Industrial type activities including warehousing and distribution. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	It is noted that that this zoning was expanded and the objective was amended to incorporate additional land, c28Ha, to the west of CT-I-01, within the CT-I-01 zoning. Wording to address any

	<p>and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. *A</p>							<p>potential impact on the adjoining SAC/SPA is noted. Proposal to expand CT-I-01 Carrigtwohill westwards needs further consideration having regard to:</p> <ul style="list-style-type: none"> <li>• The expanded settlement boundary would be located approximately 150 metres from Glounthaune's development boundary and the strategic separation between settlements would be eroded.</li> <li>• Consideration of the traffic impacts and in particular any impact on N25 upgrade proposals of development of this scale are unclear.</li> </ul> <p>Further comments pending completion of updated SFRA.</p>
CT-I-02 (CT-I-02)	<p>Develop this site for industrial type activities giving priority to high quality manufacturing. *A</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA. Site is also subject to pluvial flooding.</p>	Noted.	<p>Further comments pending completion of updated SFRA.</p>



<p>CT-I-03 (CT-I-03)</p>	<p>Industrial development.</p> <p>The following criteria will need to be addressed in the development of the site:</p> <ul style="list-style-type: none"> <li>• Road improvements required to the National Primary network including a new grade separated interchange with the N25;</li> <li>• Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic growth;</li> <li>• The need to set aside land for a passenger station to</li> </ul>	<p>PHH,</p>		<p>W, MA,</p>	<p>S, ACF, L, CH BFF,</p>	<p>Full SEA to be completed following SFRA.</p> <p>Site is subject to pluvial flooding.</p>	<p>Noted.</p>	<p>Further comments pending completion of updated SFRA.</p>
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	<p>serve the proposed development in the medium or longer term, subject to the selection of an agreed location in consultation with Iarnród Éireann;</p> <ul style="list-style-type: none"><li>• The need to provide safe, attractive and convenient pedestrian and cycle permeability and connectivity.</li><li>• The need for sensitive design to protect the green infrastructure features and biodiversity value of the site as far as possible.</li><li>• An appropriate landscaping and tree planting scheme will be implemented to enhance the setting</li></ul>						
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	<p>of the development; and</p> <ul style="list-style-type: none"> <li>• A detailed Traffic Impact Assessment (TIA), Mobility Management plan and parking strategy that optimizes modal shift to public transport, cycling and walking will also be required.</li> </ul> <p>▲</p>							
CT-I-04 (CT-I-04)	Maintain existing industrial uses.*	PHH,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA.</p> <p>Consider an objective to address new development on greenfield sites within this zone including that existing trees be retained and protected.</p>	<p>CT-GO-15 requires the following: Provide a landscape framework plan for each phase of development of Carrigtwohill North as part of a landscape strategy. Provide for advanced planting to include primarily native trees.</p> <p>CT-GO-03 is as follows: The green infrastructure, biodiversity and landscape</p>	Further comments pending completion of updated SFRA.

						<p>assets of Carrigtwohill include its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>These, in addition to objectives of Chapter 15 Biodiversity and Environment such as BE-15-6: Biodiversity and New Development, are considered</p>	
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							to be sufficient and it is not considered necessary to repeat any of the above wording in all relevant zoning objectives.  No change proposed.	
CT-B-01 (CT-B-01)	Business development, excluding retail warehousing, non-retail general offices and car showrooms. Proposals for this site will include a comprehensive layout and structural landscaping scheme. Vehicular access to the site will be from the adjoining industrial area to the south only.  ▲	PHH,		L, BFF,	S, ACF, W, MA, CH	Consider rezoning to greenbelt given the extent of business zoned land close to the N25 and the rural nature of the lands and surrounding area.  If objective is retained, consider retention of existing trees and hedgerows.	Given the strong population growth proposed for Carrigtwohill it is considered appropriate to provide for a sufficient quantum of employment land in Carrigtwohill, to facilitate the sustainable development of the town, providing people with the opportunity to live close to where they work.  Objective CT-GO-03, outlined above, and Chapter 15 Biodiversity and Environment, objective BE-15-6: Biodiversity and New Development will provide for the sensitive design of development to provide for the protection of trees,	No further recommendations.

							hedgerows and other ecological features  No change proposed.	
CT-B-02 (CT-B-02, CT-B-03 and CT-B-09)	Business development. Proposals shall optimise connectivity with the proposed rail passenger station at Fota Business and Retail Park, particularly for pedestrians and cyclists, and to the Burys bridge to Carrigtwohill cycleway. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. Buffering and screening will	PHH, MA,		W,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA. Site is also subject to pluvial flooding.  The site is also located adjacent to the Great Island Channel pNHA.	Noted.	Further comments pending completion of updated SFRA.

	<p>also be required to protect views from the N25.</p> <p>The existing scrub woodland habitat in the eastern area of the site creates a buffer to the SAC and SPA and should be retained.. *^</p>							
<p>CT-B-03</p> <p>(CT-B-04)</p>	<p>Business development. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. The existing scrub woodland habitat in the south west of the zone creates a buffer to the SAC</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA. The site also has an area of pluvial flooding in the south-western corner.</p> <p>The site is also located adjacent to the Great Island Channel pNHA.</p>	Noted.	Further comments pending completion of updated SFRA.

	and SPA and should be retained. <b>*^</b>							
CT-B-04 (CT-B-05)	Business development. Ecological function of scrub / transitional woodland habitat to be retained as much as possible. <b>*^</b>	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-B-05 (CT-B-06)	Business development. <b>*^</b>	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  The site is located adjacent to the Great Island Channel pNHA, SAC and Cork Harbour SPA. Consider an objective similar to CT-B-03 as follows:  "This land adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this	It is proposed to add the following text to the objective:  "This land adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. The existing hedgerows should be retained".	It is recognised that the objective was revised further regarding residential use on the site.  Further comments pending completion of updated SFRA.



						zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. The existing scrub woodland habitat in the south west of the zone creates a buffer to the SAC and SPA and should be retained.		
CT-B-06 (CT-B-08)	Station Quarter including convenience retailing, professional services and Leisure Facilities. Residential development can be accommodated at first floor level and above. ^	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
CT-B-07 (Existing built up area)	Fota Retail and Business Park. Business including retail warehousing. Provision to be made for Carrigtwohill West rail	PHH,		W, MA,	S, ACF, L, CH BFF,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.

	station, in consultation with Iarnród Eireann.							
CT-T-01 (CT-T-01)	Expansion of established town centre in line with overall uses acceptable in town centre areas and providing for improved connectivity and public realm spaces. ^	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
CT-T-02 (CT-T-02)	Town/neighbourhood centre in line with the overall uses acceptable in town centre areas. Careful consideration shall be given to the overall design approach given the prominence of the site to both the entrance to Castlelake and the start of the Main Street. *^	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  Reconsider zoning this site/riparian margins as green infrastructure and consider the opportunity to provide a green finger link through castlelake and up to the greenway to the north.	It is proposed to amend objective CT-T-02 by including additional text as follows:  "Opportunity to connect to adjoining green infrastructure north of this site is to be taken into consideration in the layout and design of development".	Further comments pending completion of updated SFRA.
CT-T-03 (CT-T-03)	Town Centre development in line with the overall uses acceptable in town centre areas. *^	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-C-01 (CT-C-01)	Land to provide for education purposes to include two primary schools and a post primary school	PHH,		W, MA,	S, ACF,	Full SEA to be completed following SFRA.	Noted.	No further recommendations.

	with ancillary open space area suitable for playing fields. *				L, CH BFF,			
CT-C-02 (CT-C-02)	Retain existing community centre, playground and sports facilities.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
CT-C-03 (CT-C-03)	Provision of a primary school. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-C-04 (CT-C-04)	Provision of a primary and secondary school multi campus. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-GR-01 (CT-O-04)	Open Space - Provision of a Small Park West. *	PHH, L,		W, MA, BFF,	S, ACF, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-GA-02 (CT-O-01)	Open Space - Maintain active open space. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

<p>CT-GC-03</p> <p>(CT-C-02)</p>	<p>Open space - important scrub/transitional woodland habitat.</p>	<p>PHH, L, BFF,</p>			<p>S, ACF, W, MA, CH</p>	<p>Part of the site adjacent to the road appears to be zoned town centre. This site support habitats of ecological value. Consider revising to a GC zone.</p>	<p>There is 0.1Ha to the north of the CT-GC-03 zoning that is within the adjoining town centre zoning. As this area is contiguous to the GC zoning, contains important habitat, and is separated from the remainder of the town centre zoning by a road, it should be within the CT-GC-03 zoning. It is proposed to correct this mapping error.</p>	<p>No further recommendations.</p>
<p>CT-GA-04</p> <p>(CT-O-03)</p>	<p>Open Space - Maintain active open space.</p>	<p>PHH,</p>		<p>,</p>	<p>S, W, MA ACF, L, CH BFF,</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
<p>CT-GA-05</p> <p>(CT-O-02)</p>	<p>Active open space to include the provision of playing pitches, ancillary facilities and parking. *</p>	<p>PHH,</p>		<p>W, MA,</p>	<p>S, ACF, L, CH BFF,</p>	<p>Full SEA to be completed following SFRA.</p>	<p>Noted.</p>	<p>Further comments pending completion of updated SFRA.</p>

CT-GC-06 (CT-O-06)	Open Space. Forms part of a significant ecological green infrastructure corridor and contains an important semi natural grassland habitat - forming part of Linear Park East. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-GC-07 (CT-O-07)	Open Space. This site forms part of a significant ecological green infrastructure corridor - forming part of Linear Park East. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-GC-08 (CT-O-05)	Open Space forming significant ecological green infrastructure area – forming part of Linear Park East. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-GA-09 (CT-R-20)	Open Space - Maintain active open space / playing pitches.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.

CT-U-01  (CT-U-01)	Provision of a new link road connecting Castle Lake to Station Road.	PHH,		W, MA,	S, ACF, L, CH BFF,	A portion of the road close to the junction with Station road is subject to pluvial flooding.  Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
CT-U-02  (CT-U-02)	Provision of new East West Spine Link Roads to access development lands in the UEA.	PHH, MA		ACF,	S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
CT-U-03  (CT-U-03)	Provision of a Greenway to comprise a cycleway and pedestrian pathway designed in accordance with the DMURS guidance document to the approval of Cork County Council and constructed as part of the UEA development and linked to other parts of the greenway on adjacent properties. An appropriate scrub buffer on the northern side of the railway is to	PHH MA, ACF, L,			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.

	be retained to protect the ecological diversity of the corridor.							
CT-U-04  (CT-U-04)	Upgrading of existing Local Road (CT-U-04) to accommodate Pedestrian and Cycling facilities. Surface Water Drainage (including side catchment) to be provided as part of any development proposals.	PHH MA, ACF,	L, BFF		CH S, W,	Consider a requirement for replacement hedgerows given the likely removal of existing hedgerows for road upgrades.	The following objective, CT-GO-03 provides for the protection of ecological features, including hedgerows, within all new development.  CT-GO-03: The green infrastructure, biodiversity and landscape assets of Carrigtwohill include its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives	No further recommendations.

						<p>and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>Chapter 15, Biodiversity and Environment, in objective BE-15-6 Biodiversity and New Development requires the following:</p> <p>Ensure the protection of biodiversity in the development management process and when licensing or permitting other activities by:</p> <p>g. Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such</p>	
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							development would result in unavoidable impacts on biodiversity - supporting the principle of no net biodiversity loss.  No change proposed.	
CT-U-05  (CT-U-05)	Upgrading of existing Local Road (CT-U-05) to accommodate Pedestrian and Cycling facilities.	PHH MA, ACF,	L, BFF		CH S, W,	Consider a requirement for replacement hedgerows given the likely removal of existing hedgerows for road upgrades.	The following objective, CT-GO-03 provides for the protection of ecological features, including hedgerows, within all new development.  CT-GO-03: The green infrastructure, biodiversity and landscape assets of Carrigtwohill include its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and	No further recommendations.

						<p>planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>Chapter 15, Biodiversity and Environment, in objective BE-15-6 Biodiversity and New Development requires the following:</p> <p>Ensure the protection of biodiversity in the development management process and when licensing or permitting other activities by:</p>	
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							g. Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of no net biodiversity loss.  No change proposed.	
CT-U-06  (CT-U-07)	Installation of segregated Pedestrian/Cycling Crossing at Wyse's Bridge.	PHH MA, ACF,		CH L,	S, W, BFF	Consider a requirement for protection of the existing stone walls over the railway tracks.	Chapter 16 Built and Cultural Heritage recognises the value of such features of built heritage and objective HE 3-3: Protection of Non- Structural Elements of Built Heritage provides for their protection.  No change proposed.	No further recommendations.
CT-U-07	Existing cattle underpass for provision of Pedestrian/Cycling	PHH MA,			CH S, W,	No change considered necessary.	No response required	No further recommendations.

(CT-U-11)	Link to Interurban Greenway (CT-U-03).	ACF, L,			BFF			
CT-U-08  (CT-U-06)	Installation of segregated Pedestrian/Cycling Crossing at Barry's Bridge, Station Road.	PHH MA, ACF,		L, CH	S, W, BFF	Consider a requirement for protection of the existing stone walls over the railway tracks.	Chapter 16 Built and Cultural Heritage recognises the value of such features of built heritage and objective HE 3-3: Protection of Non- Structural Elements of Built Heritage provides for their protection. No change proposed.	No further recommendations.
CT-U-09  (CT-U-08)	Installation of segregated Pedestrian/Cycling Crossing at Ballyadam Bridge.	PHH MA, ACF, L,			CH S, W, BFF	Consider a requirement for protection of the existing stone walls over the railway tracks.	Chapter 16 Built and Cultural Heritage recognises the value of such features of built heritage and objective HE 3-3: Protection of Non- Structural Elements of Built Heritage provides for their protection. No change proposed.	No further recommendations.
CT-U-10  (CT-U-09)	Construction of Pedestrian/Cycling Bridge linking CT-R-13, CT-R-18 and Educational Campus CT-C-04.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-11  (CT-U-10)	Construction of Pedestrian/Cycling Bridge linking Open Spaces.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

CT-U-12	Completion of the Northern Spine Link Road linking the Western Spine Link Road via the underpass to lands south of the railway.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-13  (CT-U-12)	Provision of new link Road to access backlands and to accommodate pedestrian and cycling facilities.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-14  (CT-U-13)	Upgrade of Station Road South to include for a segregated cycle facility between the rail station junction and the town centre.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-15	Upgrade of Station Road North (within UEA).	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-16  (CT-U-14)	Upgrade of Main Street.	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

CT-U-17	Access Street (Link) from Main Street to CT-U-12.	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-18	Access to Regeneration Areas south of Main Street.	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-19	Upgrade of Carrigane Road / Castle Avenue junction to accommodate alternative access to the schools.	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-U-20  (CT-U-02)	Upgrade of Ballyadam Road and Northern Road (Road Nos. L-7639-0 & 7640-0) to provide surface water drainage (including side catchment drainage) in tandem with the delivery of the Celtic Interconnector.	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CT-X-01  (CT-X-01)	Station Quarter South – Mixed use development to include enterprise development, high	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.

	density residential, small scale retail and community uses. *							
RR-01  (CT-R-20)	Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH BFF,	Consider removal of residential reserve zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.	Land identified as Residential Reserve land will not generally be required for development during this plan period and has been classified as a Residential Reserve to support its future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. This is considered to be appropriate.  No change proposed.	It is noted that CT-R-14 was swapped with CT-RR-01 after the initial pre-draft.  See general UEA/residential reserve SEA comments at the end of the table.  No further recommendations.
CYT-RR-02  (CT-R-20)	Medium A density residential development.	PHH,		W, MA, ACF,	S, L, CH BFF,	Site appears to be subject to pluvial flooding. Full SEA to be completed following SFRA  Overall, consider removal of residential reserve	As above.	It is noted that CT-R-15 was swapped with CT-RR-02 after the initial pre-draft.  See general UEA/residential reserve SEA comments at the end of the table.

						zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.		Further comments pending completion of updated SFRA.
General SEA Comments for Carrigtwohill							Planning Authority Response	SEA Conclusion
Consider identifying the UEA/Residential Reserve lands within the relevant objectives (similar to the approach in Cobh). Reconsider residential reserve zoning having regard to the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.							It is proposed that each of the residential UEA zonings in Carrigtwohill will have the following text added to the beginning of the objective: Carrigtwohill North UEA.	Further consideration of Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.
Consider an objective for existing business lands zoned as 'existing built up area' that are located adjacent to the SAC, SPA and pNHA (e.g. lands to the west of CT-B-05). Consider an objective for these lands with wording such as: "This zone adjoins the Cork Harbour SPA and the Great Island Channel SAC. Buffering and screening between new development and the SPA and the SAC may be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area'.							The following objective, CT-GO-03 provides for the protection of ecological features within all new development, making specific reference to Cork Harbour SPA and the Great Island Channel SAC.	No further recommendations.



	<p>The green infrastructure, biodiversity and landscape assets of Carrigtwohill include its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>No change proposed.</p>	
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<p>Consider zoning the 'left over' parcels of land adjacent to roundabouts and exit roads off the N25 as green infrastructure (rather than existing business and other uses as proposed) given that they contain semi-natural grassland and scrub / transitional woodland of local biodiversity value and some of these sites are located adjacent to the SAC, SPA and pNHA.</p>	<p>The existing use zoning reflects the predominant use of a wider area than these lands rather than being a proposed use for these lands.</p> <p>It is considered that general objective CT-GO-03, which makes specific reference to Cork Harbour Special Protection Area, Great Island Chanel Special Area of Conservation, and other habitats, will provide for consideration of their protection as part of any road/junction upgrade design.</p> <p>See also objective of Chapter 15 Biodiversity and Environment.</p> <p>No change proposed.</p>	<p>No further recommendations.</p>
<p>Consider the overall cumulative impacts of hedgerow loss arising from the proposed road upgrades given the extent of hedgerows and trees that are likely to be removed to facilitate the planned development.</p>	<p>The following objective, CT-GO-03 provides for the</p>	<p>No further recommendations.</p>

<p>Mitigation measures have been suggested for individual road objectives however overall cumulative impacts should be considered.</p>	<p>protection of ecological features, including hedgerows.</p> <p>The green infrastructure, biodiversity and landscape assets of Carrigtwohill include its hedgerows, mature trees, woodlands, wetlands (adjoining Cork Harbour Special Protection Area and Great Island Chanel Special Area of Conservation), and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>	
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					Objective BE-15-6 Biodiversity and New Development of Chapter 15 Biodiversity and Environment also provides for the protection of ecological features, including hedgerows.			
					No change proposed.			
<b>Cobh</b>								
Old LAP site reference in red								
Old Town Council reference in green								
<b>General Objectives</b>								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
CH-GO-01	Taking account of development already completed or under construction, secure the development of 1,604 new dwellings in Cobh town over the lifetime of the plan in order to facilitate the sustainable growth of the town's population to 17,452 people over the same period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target and quantum of zoned land (which includes the Urban Expansion Area for 2031).	No response required.	No further recommendations.

	These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.							
CH-GO-02	(a) In order to secure the population growth and supporting development proposed in CH-GO-01, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SuDS) and sufficient storm water attenuation will be required for developments within this area.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal. New development will be contingent, in the interim on the upgrade of the North Cobh Sewerage Scheme, and in the longer term, on the provision of the Lower Harbour Sewerage Scheme.							
CH-GO-03	The green infrastructure, biodiversity and landscape assets of Cobh include its hedgerows, mature trees, woodlands, coastal and other habitats. The town is proximate to Cork Harbour Special Protection Area and the Great Island Channel SAC. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
CH-GO-04	<p>Ensure that provision is made in proposals for new development, particularly for housing, employment, retail, and educational uses to provide safe, convenient and pleasant routes for walkers and cyclists, ultimately linking the development to the railway station, town centre and the other principal areas of the town for walkers and cyclists. Any such provision must have regard to the existing deficiencies in infrastructure and the requirement to ensure the delivery of adequate infrastructure ahead of or in tandem with the new development.</p> <p>In achieving this objective, special attention will be paid to the layout of the development, to latest DMURS standards, to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

CH-GO-05	<p>All development shall contribute to improved pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate in accordance with the CMATS and the Cork Cycle Network Plan 2017 and supporting the implementation of the 10 minute town/neighbourhood concept.</p> <p>It is an objective of this plan that a network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, schools, the town centres in accordance with the Cork Cycle Network Plan 2017.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CH-GO-06	<p>Link Inter-urban Route IU-1 (of CMATS) to Cobh Town via Fota Island with a segregated high-quality pedestrian and cycle facility.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.



CH-GO-07	Provide high-quality pedestrian and cycle links between Marino Point, and Carrigaloe, to Cobh town.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	
CH-GO-08	Secure the completion of a feasibility study on the proposed new passenger station at Ballynoe.	PHH MA, ACF			CH S, L, W, BFF	Consider expanding the objective to address RSES aim to enhance the suburban rail network including improved signal operations and new station at Ballynoe interchanging with bus services.	Chapter 12 Transport and Mobility references and supports the RSES (and CMATS) aim to enhance the suburban rail network.  In addition, it recognises the importance of multimodal interchange such as in paragraph 1.13.2: Public transport networks and multimodal interchanges, fully accessible by active travel modes, are important to maximise public transport.  No response required.	No further recommendations.

CH-GO-09	Seek to improve access from the N25 to Cobh, subject to ecological assessment.	PHH MA, ACF			CH S, L, W, BFF	Objective 9 of MASP seeks to Upgrade of the R624 Regional Road Linking N25 to Marino Point and Cobh subject to required feasibility, planning and environmental assessment processes and support the designation of this route to National Road Status. Consider revising CH-GO-09 to better align with objective 9 of MASP.	No response required	No further recommendations.
CH-GO-10	Secure the delivery of the key supporting infrastructure required under Table 4.2.13 to ensure the delivery of Ballynoe Urban Expansion Area.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CH-GO-11	Secure the completion of an integrated local transport plan for Cobh.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CH-GO-12	Ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant routes linking the development to the proposed railway station at Ballynoe	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	<p>as well as back to the principal areas of the town for walkers and cyclists.</p> <p>In achieving this objective, special attention will be paid to the layout of the development (to latest DMURS standard) to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>							
CH-GO-13	<p>Provide a landscape framework plan for each phase of development as part of a landscape strategy for the Ballynoe Urban Expansion Area.</p> <p>Provide for advanced mix planting of coniferous and broadleaf trees, to include native trees, to ensure year-round tree coverage to protect the visual amenity of the area.</p>	PHH ACF, L,			CH S, W, BFF MA,	No change considered necessary.	No response required	No further recommendations.
CH-GO-14	<p>Proposals for employment related development, of 50 employees or more, shall be required to prepare and submit a mobility management plan that maximise the use of public transport options/ passenger rail services.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

CH-GO-15	All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate (see Chapter 11 Water Management, including Surface Water and Flood Risk).	PHH, W, BFF, MA,			S, ACF, L, CH	Consider an objective to commit to delivering a Sustainable Urban Drainage Strategy for Cobh (identified as key infrastructure priority for Cobh in RSES).	It is proposed to include the following additional general objective in Cobh:  "CH-GO-18: Prepare a Sustainable Urban Drainage Strategy for Cobh".	New objective supported. No further recommendations.
CT-GO-16	All proposals for development within areas identified as being at risk of flooding will need to comply with relevant objectives in Chapter 11 of this Plan (Water Management, including Surface Water and Flood Risk).	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.		Further comments pending completion of updated SFRA.
CH-GO-17	To preserve and protect the archaeological and architectural heritage of both formal and vernacular and heritage features which contributes to the character of Cobh including historic boundaries, walls, gate piers, street furniture.	PHH, MA, L, CH			S, ACF, W, BFF,	No change considered necessary.	No response required	No further recommendations.

## Cobh Specific Objectives

Objective		+	-	?	N	Recommendation	Response	
CH-R-01	High density residential development to include a mix of apartments, house types and sizes. This site is close to Ballynoe proposed rail station. Development of this site is to facilitate high quality pedestrian and cycle connectivity and permeability.	PHH, ACF, MA,			S, L, CH, W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-R-02	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH, BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-03	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH, BFF,	See general comment regarding UEA at end of table..		No further recommendations.
CH-R-04	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH, BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-05	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH, BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-06	Ballynoe UEA. Medium A density residential development. This site supports habitats of ecological value including semi natural grassland and scrub/transitional woodland. New development should be planned to provide for the retention and	PHH,		W, MA, ACF	S, L, CH, BFF,	See general comment regarding UEA at end of table.		No further recommendations.

	protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible habitats of high natural value within the site should be integrated into areas to be retained as open space.						
CH-R-07	Ballynoe UEA. Medium A density residential development. This site supports habitats of ecological value including semi natural grassland and scrub/transitional woodland. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible habitats of high natural value within the site should be integrated into areas to be retained as open space.	PHH,		W, MA, ACF	S, L, CH BFF,	See general comment regarding UEA at end of table.	No further recommendations.
CH-R-08	Ballynoe UEA. Medium A density residential development This site supports habitats of ecological value including semi natural grassland and scrub/transitional woodland. New development should be planned to	PHH,		W, MA, ACF	S, L, CH BFF,	See general comment regarding UEA at end of table.	No further recommendations.

	provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible habitats of high natural value within the site should be integrated into areas to be retained as open space.							
CH-R-09	Medium A density residential development to include a mix of house types and sizes. Any layout shall be designed to allow for connectivity with, and in particular pedestrian and cyclist movements between, the UEA lands to the west.	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-R-10	Medium A density residential development.	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-R-11	Medium A density residential development. Development of these lands shall include landscaping proposals and shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement.	PHH, ACF, MA, L,			S, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-R-12	Medium A density residential development to include a mix of	PHH, ACF, MA,			S,	No change considered necessary.	No response required	No further recommendations.

	house types and sizes with provision for a nursing home.				L, CH W, BFF,			
CH-R-13	Medium A density residential development to include a mix of house types and sizes, with a suitably sized tree planted buffer along the northern site boundary.	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-R-14	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-15	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-16	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-17	Ballynoe UEA. Medium A density residential development.	PHH,		W, MA, ACF	S, L, CH BFF,	See general comment regarding UEA at end of table.		No further recommendations.
CH-R-18	Medium A density residential development to include a mix of house types and sizes.	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-B-01	Business development, to exclude all forms of retail development including retail warehousing. Access to these	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.



	lands shall be by means of a single access point onto the county road to the west of the site and subject to a detailed Traffic and Transport Assessment and Road Safety Audit.							
CH-B-02	Business development, to exclude all forms of retail development including retail warehousing.	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-B-03	Business development, to exclude all forms of retail development including retail warehousing.	PHH, ACF, MA,			S, L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-I-01	Retain and develop this site as a dockyard in view of the strategic and specialised nature of its infrastructure and to facilitate the development of complementary marine related industrial uses. Part of this site is also considered suitable for the provision of park and ride facility to serve Rushbrooke train station. This site may have potential as a service hub for the offshore marine energy sector subject to environmental assessment and upgrade of R624.  ^*	PHH, ACF,		W, MA, L, BFF,	S, CH,	Full SEA to be completed following SFRA  Annex I estuaries habitat adjacent to the site could be recognised and addressed.	It is proposed to include the following additional text at the end of objective CH-I-01:  "This land adjoins an Annex 1 Estuaries habitat. Account will be taken of this habitat of ecological value when considering development proposals in this area".	Further comments pending completion of updated SFRA.

CH-C-01	New rail station including provision of park and ride on seaward side of road. *	PHH, ACF,		L, BFF,	S, CH, W, MA	Site is adjacent to Annex I estuaries habitat and is a sensitive coastal landscape – reconsider park and ride zoning objective on the seaward side.	This is a brownfield site of limited size. It is considered that the site can be developed in a manner that is sensitive to the adjacent Annex I estuaries habitat and sensitive coastal landscape.  No change proposed.	
CH-C-02	Extension to cemetery.	PHH, ACF, MA,		S,	L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-C-03	Community uses with possible provision to be made for a primary school.	PHH, ACF, MA,			L, CH W, S, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-C-04	Community uses.	PHH, ACF, MA,		S,	L, CH W, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-GR-01	The area makes a significant contribution to the attractiveness of longer distance views from the Passage West area and would benefit from the provision of structural landscaping and a seating area, and the provision of a children's	PHH, ACF, L,			S, CH W, BFF, MA,	No change considered necessary.	No response required	No further recommendations.

	playground on the eastern part of the site.							
CH-GR-02	Provision of allotments. This site forms an important habitat and its ecological green infrastructure role is to be maintained.	PHH, ACF, L,			S, CH W, BFF, MA,	No change considered necessary.	No response required	No further recommendations.
CH-GR-03	Cove Fort / Bishop Roche Park / Titanic Memorial Garden. Maintain existing park.	PHH, ACF, L, CH			S, W, BFF, MA,	No change considered necessary.	No response required	No further recommendations.
CH-GR-04	Kennedy Park. Maintain quayside park.	PHH, ACF, L, CH			S, W, BFF, MA,	No change considered necessary.	No response required	No further recommendations.
CH-GR-05	Maintain existing gardens and open space.	PHH, ACF, L			S, W, BFF, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GR-06	Maintain open space.	PHH, ACF, L			S, W, BFF, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GR-07	Maintain open space.	PHH, ACF, L			S, W, BFF, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GR-08	Maintain public park.	PHH, ACF, L			S, W, BFF,	No change considered necessary.	No response required	No further recommendations.

					,CH MA,			
CH-GA-09	Maintain existing playing pitches and sports facilities.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-10	Maintain existing playing pitches and sports facilities.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-11	Maintain existing playing pitch.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-12	Maintain existing playing pitch and sports facilities.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-13	Provision of playing pitches and sports facilities. This site forms an important habitat and its ecological green infrastructure role is to be maintained.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-GA-14	Maintain existing pitch.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-15	Maintain existing playing pitches and sports facilities.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.

CH-GA-16	Maintain existing pitch.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-17	Maintain existing sports facility.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-18	Maintain existing sports facility.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-19	Maintain existing sports facility.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GA-20	Maintain existing sports facility.	PHH, ACF,		BFF,	S, L W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GC-21	Extensive scrub/transitional woodland habitat, serving as a green infrastructure corridor and open space between two large residential areas, to be retained.	PHH, ACF, BFF, L			S, W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.
CH-GC-22	Retain green infrastructure corridor and semi natural grassland habitat.	PHH, ACF, BFF, L			S, W, ,CH MA,	No change considered necessary.	No response required	No further recommendations.

CH-T-01	Town Centre. *	PHH, ACF,		W, MA,	S, CH, L, BFF,	Full SEA to be completed following SFRA		Further comments pending completion of updated SFRA.
CH-T-02	Town centre.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-T-03	Neighbourhood centre.	MA,		PHH, ACF	L, CH W, S, BFF,	Consider objective to upgrade and improve the public realm in this neighbourhood centre zoning including interaction with the street.	It is proposed to amend the text of objective CH-T-03 as follows:  "Neighbourhood centre and public realm enhancement to create a more attractive, functional, sense of place, maximizing the opportunity for active travel".	No further recommendations.
CH-U-01	Upgrade to Ballynoe Road and Tay Road – pedestrian and cycle connectivity to proposed train station.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.

CH-U-02	Upgrade local road – pedestrian and cycle connectivity to proposed train station.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-03	Upgrade local road.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-04	Provision of New Link Road –	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-05	Provision of New Link Road –	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-06	Provision of New Link Road	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-07	Provision of New Link Road	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-08	Provision of New Link Road	PHH, ACF,			S, L W, ,CH	No change considered necessary.	No response required	

					MA, BFF,			
CH-U-09	Upgrading of Ticknock to Cobh Road including pedestrian walkways and cycleways.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-U-10	Waterfront amenity walkway/cycleway from the western shore of Whitepoint to the eastern end of the Mall at Bishop Roche Park. *	PHH, ACF,			S W, ,CH MA, BFF, L	No change considered necessary.	No response required	No further recommendations.
CH-U-11	Multi Storey Car Park. Subject to high specification design approach.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
CH-X-01	Provide for a mixed use development, including provision of a primary healthcare centre. Comparison retail or other town centre uses are not appropriate. Consideration may be given to additional convenience retailing, subject to detailed Retail Impact Assessment and Sequential Approach. ^	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.



CH-X-02	Provision of integrated tourism product including new cruise liner berth, ferry terminal, car park and associated commercial services at Lynch's Quay. ^*.	PHH, ACF,			S, L W, ,CH MA, BFF,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Cobh</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Reconsider Residential Reserve/ UEA zoning having regard to the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.							The land use proposals for these UEA sites have been included in their entirety, as they have in the past, in order to continue to give guidance and confidence to all key stakeholders who have been involved to date in the plans to develop these lands and also to leverage maximum return from the state funding secured to date.	Further consideration of UEAs / Residential Reserve zoning is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not clear that the approach is fully consistent with NPF and RSES.

	<p>The allocation of forecasted population growth to Cobh is appropriate and was made on the basis of the following considerations:</p> <ul style="list-style-type: none"><li>-A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li><li>-Recent investment in water infrastructure which will see the completion of the final phase of the €144m Cork Lower Harbour Main Drainage Project in 2021.</li><li>-The significant potential to integrate</li></ul>	
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	<p>land use and transport planning to deliver sustainable neighbourhoods and take climate action. Cobh already has a strong walking culture with 21% of people working in Cobh choosing walking as their usual mode of transport in 2016 (Census data).</p> <ul style="list-style-type: none"><li>-Proposed new rail station at Ballynoe, proximate to the Ballynoe UEA Phase 1 lands.</li><li>-significant public realm improvement project for the town, benefitting from URDF funding, currently at design stage.</li><li>-potential for economic and employment growth in Cobh from</li></ul>	
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	<p>development of its tourism function (harbour setting, architectural heritage and streetscape, rich historical heritage (military, maritime, ecclesiastical, industrial), cruise terminal, Spike Island etc).</p> <ul style="list-style-type: none"><li>- Marino point employment potential.</li><li>-Its existing scale of population and social/community infrastructure, including schools, taking account of the developments currently under construction within the town and those with permission.</li><li>-Its strategic importance within the County and Metropolitan Cork as</li></ul>	
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	outlined in the RSES for the Southern Region and its Metropolitan Area Strategic Plan. - Strong market interest in the town as evidenced by recent developments.	
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### Little Island

Old LAP site reference in **red**

Old Town Council reference in **green**

### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
LI-GO-01	Locate new business development within the development boundary, which will provide additional employment growth.	PHH ACF		BFF W MA	S L CH	No change considered necessary.	No response required	No further recommendations.
LI-GO-02	Secure the development of new dwellings, neighbourhood centre, school and high quality public open space and public realm at LI-X-01 in Little Island over the lifetime of the plan, subject to preparation of a	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations. No further recommendations.

	framework plan, to enable Little Island to achieve its target population of 2,515 persons to provide a balance between the provision of housing and employment uses in the town, to support Little Island's development as an integrated live/work destination.						
LI-GO-03	In order to secure the sustainable employment and population growth and supporting development proposed for Little Island, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan as well as the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.	PHH MA,		CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

LI-GO-04	<p>The green infrastructure, biodiversity and landscape assets of Little Island include its hedgerows, mature trees, woodlands, proposed Natural Heritage Areas (Dunkettle Shore and Great Island Channel) and other habitats. The boundary of Little Island is adjacent to the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
LI-GO-05	<p>Support implementation of the Little Island Transportation Study prepared in 2018.</p>	PHH ACF MA			S L CH BFF W	No change considered necessary	No response required	No further recommendations.

LI-GO-06	Ensure that future industrial development in Little Island does not negatively impact upon the amenity enjoyed by the existing and future residents of the area.	PHH, ACF			CH S, MA L, W, BFF	.	No response required	No further recommendations.
LI-GO-07	<p>All development shall contribute to improved pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.</p> <p>A network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, employment areas and public transport in accordance with the Cork Metropolitan Area Transport Strategy and the Metropolitan Cork Cycle Network Plan 2017, including provision of high quality linkage between Little Island</p>	PHH MA, BFF L,		ACF	CH S, W,	Consider expanding this objective to ensure planned road upgrades prioritises pedestrian and cyclists in the design (i.e. for upgrades planned under LI-U-02, LI-U-03 and LI-U-05)	LI-GO-07 makes specific reference to pedestrian and cycling facilities and the provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant access and it is considered that pedestrians and cyclists will be prioritised in the design of such routes.  This objective is not for specific road upgrades.  The proposed wording is considered unnecessary in the	No further recommendations.



	Train Station, Inter-urban Route IU-1, and Little Island.						case of objective CT-GO-07.  No change proposed.	
LI-GO-08	Proposals for employment related development, of 50 employees or more, shall be required to prepare and submit a mobility management plan that maximise the use of public transport options/ passenger rail services.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
LI-GO-09	All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate (see Chapter 11 Water Management, including Surface Water and Flood Risk).	PHH, W, BFF, MA,			S, ACF, L, CH	No change considered necessary.	No response required	No further recommendations.

LI-GO-10	All proposals for development within areas identified as being at risk of flooding will need to comply with relevant objectives in Chapter 11 of this Plan (Water Management, including Surface Water and Flood Risk).	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA initial recommendation</b>	<b>Planning Authority response</b>	<b>SEA Conclusion</b>
LI-I-01	Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in relation to the Cork Harbour SPA and to protect views of Little Island from the N25.  The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle may be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological	PHH MA,		BFF	CH S, L, W, ACF,	No change considered necessary.	No response required	No further recommendations.

	<p>Assessment to clarify there is no subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing.</p> <p>This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.</p>							
LI-I-O2	<p>Industrial estate and/or warehousing and distribution with provision for local access road. This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA will be required. Areas within this site may</p>	PHH MA,		ACF,	CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.							
LI-I-03	Industrial estate and/or warehousing and distribution. In developing the site consideration should be given to the proximity of the NHA at the south-western edge of the site.	PHH MA,		ACF,	CH S, L, W, BFF	The site contains semi-natural grasslands of local biodiversity value – consider addressing in the objective.	The following text is to be added to objective LI-I-03  “This site contains an important semi natural grassland habitat of biodiversity value. Development of the site is to retain and protect the biodiversity value of the site as far as possible”.	No further recommendations.
LI-I-04	Industry. This site contains habitats of ecological value including an area of scrub. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible	PHH MA,		ACF, W, BFF	CH S, L,	Full SEA to be completed following SFRA  There is an area of woodland on the southern boundary of this zone adjoining the SPA. Consider zoning this area as green infrastructure or	It is considered that the LI-I-04 specific objective wording and general objective LI-GO-04 is sufficient to provide protection of this area.	Further comments pending completion of updated SFRA.

	habitats of high natural value within the site should be integrated into areas to be retained as open space.*					otherwise ensure protection of this area via buffers.	No change proposed.	
LI-I-05	<p>Industry. Development of this site will need to protect the biodiversity value of habitat types of County Importance that are within this zoning (Lakes and Ponds, Semi Natural Grassland and Scrub/Transitional Woodland).</p> <p>This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.</p>	PHH MA,		BFF	CH S, L ACF., W,	Consider expanding this objective to enhance the ecological value of this area where possible.	<p>It is proposed to amend objective LI-I-05 as follows:</p> <p>Industry. Development of this site will need to protect, and where possible, enhance the biodiversity value of habitat types of County Importance that are within this zoning (Lakes and Ponds, Semi Natural Grassland and Scrub/Transitional Woodland).</p> <p>This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be</p>	No further recommendations.

							required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.	
LI-B-01	Business and general employment use.	PHH MA,		BFF	CH S, L ACF, W,	No change considered necessary.	No response required	No further recommendations.
LI-B-02	Business and general employment use including retail warehousing.	PHH MA,			CH S, L ACF, W, BFF	No change considered necessary.	No response required	No further recommendations.
LI-B-03	Business and general employment use. This site contains habitats of ecological value including an area of scrub. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high	PHH MA,			CH S, L ACF, W, BFF	No change considered necessary.	No response required	No further recommendations.

	natural value on boundaries should be retained and, where possible habitats of high natural value within the site should be integrated into areas to be retained as open space.							
LI-X-01	Medium A density residential development, neighbourhood centre, provision of school, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as	PHH MA,		ACF, W,	CH S, L BFF	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.							
LI-X-02	Business (excluding retail warehousing) and/or industry.	PHH MA,		ACF, W,	CH S, L BFF	Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.
LI-X-03	Multi modal transport hub. For transport uses only which may include railway fleet depot, railway sidings, railway station, bus depot, park & ride including EV charge points, bike sharing systems, bike maintenance station. *	PHH MA,		ACF, W,	CH S, L BFF	Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.
LI-C-01	Provision for community facilities such as community hall/sports hall and sports pitches to support residential amenity This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within	PHH MA,		ACF, BFF W,	CH S, L	Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.



	<p>this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. *</p>							
LI-GC-01	<p>Open space. This area makes a significant contribution to the setting of Little Island. It also functions as an important buffer for the adjoining strategic industrial area and is known to be an important feeding habitat for a number of species of bird for which the adjacent SPA is designated. There is a general presumption against development on these lands. *</p>	PHH MA,		ACF, W,	CH S, L BFF	Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.
LI-GC-02	<p>Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area.</p>	PHH		BFF	CH S, L ACF, W,M A,	Consider extending GC zone around Carrigrenan WWTP site adjacent to U-U-04 path to capture the SAC, SPA, pNHA and also areas of semi-natural grassland of local biodiversity value.	It is considered that general objective LI-GO-04 and objective BE-15-6 Biodiversity and New Development of Chapter 15 Biodiversity and Environment are sufficient.	No further recommendations.

						No change proposed.		
LI-GC-03	Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area.	PHH BFF ACF			CH S, L W, MA,	No change considered necessary.	No response required	No further recommendations.
LI-GC-04	Protect wooded setting of tower house, church and graveyard.	PHH, BFF ACF CH L			S, W, MA	No change considered necessary.	No response required	No further recommendations.
LI-GC-05	Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area.*	PHH, BFF ACF CH L		MA W,	S,	Full SEA to be completed following SFRA	Noted.	Further comments pending completion of updated SFRA.
LI-GC-06	Protect important ecological habitat.	PHH, BFF ACF			S, W CH L, MA	No change considered necessary.	No response required	No further recommendations.
LI-GA-07	Open Space - Protect the setting of Cork Golf Club.	PHH, ACF L,		BFF	S, W CH MA	This site contains a pNHA and SPA – consider recognition and protection in the objective.	This site adjoins an SPA and contains part of a pNHA and an Annex 1 Estuaries habitat.	No further recommendations.

							It is proposed to add the following text to the objective:  "This site contains part of a pNHA and an Annex 1 Estuaries habitat and adjoins an SPA. The ecological value of these habitats is to be retained and protected in so far as possible".	
LI-GA-08	Maintain existing sporting facility.	PHH, ACF L,		BFF	S, W CH MA	No change considered necessary.	No response required	No further recommendations.
LI-U-01	Junction upgrade of Primary Road Access onto N25 to include widening of the existing overpass and pedestrian and cycling connectivity to the railway station.	PHH MA, ACF			CH S, W, BFF L	No change considered necessary.	No response required	No further recommendations.
LI-U-02	Distributor road.	PHH MA,		ACF	CH S, W, BFF L	No change considered necessary.	No response required	No further recommendations.

LI-U-03	Link road.	PHH MA,		ACF	CH S, W, BFF L	No change considered necessary.	No response required	No further recommendations.
LI-U-04	Maintain existing amenity walk. In this sensitive location any future upgrades or extensions to the routes will be considered/designed/developed carefully taking account of the birds that use the estuary as well as other values including landscape and biodiversity values.	PHH MA, ACF			CH S, W, L, BFF	No change considered necessary.	No response required	No further recommendations.
LI-U-05	Distributor Road.	PHH MA,		ACF	CH S, W, BFF L	No change considered necessary.	No response required	No further recommendations.
LI-U-06	Enhance amenity walk. In this sensitive location any future upgrades or extensions to the routes will be considered/designed/developed carefully taking account of the birds that use the estuary as well as other values including landscape and biodiversity values.	PHH MA, ACF			CH S, W, BFF L	No change considered necessary.	No response required	No further recommendations.

LI-RR-01	Medium A density residential development combined with business development and a substantial area of high quality, public open space for recreation. It will be important that high quality pedestrian and cycle connectivity between this land and the LI-X-01 site be provided.			PHH MA, ACF	CH S, W, BFF L	<p>Site is subject to pluvial flooding.</p> <p>Consider removal of residential reserve zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.</p>	<p>Land identified as Residential Reserve will not generally be required for development during this plan period and has been classified as a Residential Reserve to support its future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. This is considered to be appropriate.</p> <p>No change proposed.</p>	See general Residential Reserve /UEA conclusion. No further recommendations.
<b>General SEA Comments for Little Island</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider an objective to protect the pNHA located in the existing business and other uses zone to the north west of LI-C-01.							With the exception of a small area of land to	No further recommendations.

	<p>which there is no access, this site is fully developed.</p> <p>Objective, LI-GO-04 provides for the protection of ecological features within all new development:</p> <p>LI-GO-04: The green infrastructure, biodiversity and landscape assets of Little Island include its hedgerows, mature trees, woodlands, proposed Natural Heritage Areas (Dunkettle Shore and Great Island Channel) and other habitats. The boundary of Little Island is adjacent to the Cork Harbour Special Protection Area and the Great Island Channel Special Area of</p>	
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	<p>Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>No change proposed.</p>	
<p>Consider extending the settlement boundary to include land to the east of LI-X-03 as green infrastructure</p>	<p>It is considered that the objectives of Chapter 15 Biodiversity and Environment will provide for the</p>	

	<p>protection and enhancement of areas of biodiversity outside of development boundaries and it is not considered necessary to extend the development boundary in this case.</p> <p>No change proposed.</p>	
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## Monard

Old LAP site reference in **red**

## General Objectives

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion	
MN X-01	To facilitate the development of a new rail based settlement in Monard consistent with the Monard SDZ Planning Scheme 2015 and accompanying documents as approved by An Bord Pleanala in May 2016.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target and settlement strategy.	No response required	No further recommendations.



## Carrignavar

Old LAP site reference in red

### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
GO-01	The green infrastructure, biodiversity and landscape assets of Carrignavar include its hedgerows, mature trees, woodlands, and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
GO-02	All proposals for development within areas identified as being at risk of flooding will need to comply with relevant objectives in Chapter 11 of	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

	this Plan (Water Management, including Surface Water and Flood Risk). All new development will be required to demonstrate application of Sustainable Urban Drainage systems (SUDs).							
Specific Objectives								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
GR-01 (O-02)	Protect existing tennis courts, playground and adjoining lands overlooking riverside walk. *	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
GC-02 (O-01)	Part of larger ecological corridor. Protect woodland/scrub area adjoining Cloghnagashee river.	PHH ACF BFF,		L,	CH S, MA, W,	Consider rocky outcrop as a landscape feature on this site.	Rocky outcrops haven't generally been identified on zoning maps. This outcrop comprises <1/3 of the zoned site but is part of a much larger rocky outcrop.  It is proposed to amend the specific objective as follows:	No further recommendations.

							Part of larger ecological corridor and rocky outcrop. Protect woodland/scrub area adjoining Cloghnagashee river.	
GC-03  (O-03)	Part of ecological corridor. Protect woodland/scrub area adjoining Cloghnagashee river. *	PHH ACF BFF, L,			CH S, MA, W,	No change considered necessary.	No response required	No further recommendations.
GA-04	Maintain existing GAA grounds for active open space use. This area contains archaeology sites CO052-056. Any development within this area shall preserve the site and its Zone of Archaeological potential. An archaeological assessment will be required.	PHH ACF			CH S, MA, W, BFF, L,	No change considered necessary.	No response required	No further recommendations.
U-01	Maintain and extend pedestrian walk along river bank.	PHH ACF		BFF, L	CH S, MA, W,	No change considered necessary.	No response required	No further recommendations.

General SEA Comments	Planning Authority Response	SEA Conclusion
<p>Reconsider settlement boundary as it would appear to contain lands well in excess of requirements (core strategy allocated 10 units). Greenfield land along the northern portion of the settlement is located in a groundwater source protection area.</p>	<p>Noted. The development boundary extent has already been reduced relative to that of the 2017 LAP due to the reduced core strategy residential unit requirements and this is considered to be appropriate, The policies of Chapter 12 Water Management will afford protection to ground water source protection areas, in particular through objective WM 11-3: Groundwater Protection and objective WM 11-4: Groundwater Protection Schemes and Zones.</p>	<p>No further recommendations.</p>

## Glounthaune

Old LAP site reference in **red**

### General Objectives

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
GN-GO-01 Plan for development to enable Glounthaune to achieve its target population of 2,472 persons, in tandem with the development of community facilities and enhancement of village centre, to provide for Glounthaune's sustainable development.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
GN-GO-02 All development shall contribute to improved pedestrian and cyclist connectivity and permeability, particularly to the rail station and the village centre areas.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
GN-GO-03 The green infrastructure, biodiversity and landscape assets of Glounthaune include its hedgerows, mature trees, woodlands, and other habitats. Glounthaune is located	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
GN-GO-04	All proposals for development within areas identified as being at risk of flooding will need to comply with relevant objectives in Chapter 11 of this Plan (Water Management, including Surface Water and Flood Risk). All new development will be required to demonstrate application of Sustainable Urban Drainage systems (SUDs).	PHH,		W, BFF, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

Specific Objectives								
Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion	
GN-R-01	Medium A density residential development. Significant existing woodland setting and habitat. Development is to protect site character and biodiversity value as much as possible particularly through retention of trees.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
GN-R-02	Medium A density residential development. Connectivity, including high quality pedestrian and cycle connectivity, with adjoining lands to the east and to the rail station is to be provided.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
GN-R-03	Medium A residential development. To provide high quality pedestrian and cycle connectivity to the rail station.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
GN-R-04	Medium B residential development. Ecological function of important grassland habitat at western area of site is to be protected as much as	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	It is recognised that the development boundary adjacent to GN-R-04 was amended in Glounthaune to include

	possible through retention of ecological corridor or buffer.							two houses east of GN-R-04 and the land was zoned as Existing Residential and other uses.  No further recommendations.
GN-C-01  (C-01)	Community facilities to provide for expansion of the school, community/sports hall and recreational facilities including playing pitch, tennis/basketball court.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
GN-C-02	Maintain playground facility. Flood risk.	PHH,		W, MA, BFF,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Recognise that this area overlaps and adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. Consider an objective to manage potential community development proposals in this area with appropriate buffering and screening to SPA and the SAC as a minimum.	It is proposed to amend objective GN-C-02 as follows:  "Maintain playground facility. This area overlaps and adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. The ecological	Further comments pending completion of updated SFRA.



							value of these habitats is to be protected. *.”.	
GN-GC-01	Woodland/transitional scrub habitat to be protected.	PHH, ACF, BFF, L,			S, CH MA W,	No change considered necessary.	No response required	No further recommendations.
GN-GR-02	Grassland habitat and public open space to be protected.	PHH, ACF, BFF, L,			S, CH MA W,	No change considered necessary.	No response required	No further recommendations.
GN-GR-03	Grassland habitat and public open space to be protected.	PHH, ACF, L,		BFF,	S, CH MA W,	Recognise that this area overlaps and adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. Consider an objective to manage potential development proposals in this area (footpaths, toilets etc.) with appropriate buffering and screening to SPA and the SAC as a minimum.	It is proposed to amend objective GN-GR-03 as follows:  “Grassland habitat and public open space to be protected. This area overlaps and adjoins the Cork Harbour SPA and the Great Island	No further recommendations.

							Channel SAC and pNHA. The ecological value of these habitats is to be protected".	
GN-T-01	Village/neighbourhood centre.	PHH, ACF, MA			S, CH BFF, W, L,	No change considered necessary.	No response required	No further recommendations.
GN-T-02	Village/neighbourhood centre	PHH MA, ACF,		BFF,	S, W L, CH	Consider zoning the greenfield lands to the south as green infrastructure. The site contains intertidal flats wetlands and abuts the SAC, pNHA and SPA	It is considered that objective GN-GO-03 and objectives of Chapter 15 Biodiversity and Environment such as BE-15-6: Biodiversity and New Development, will provide adequate protection.	No further recommendations.
GN-T-03	Village/neighbourhood centre. *	PHH,		W, MA, BFF,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

GN-U-01	Provision of pedestrian and cycle connectivity.	PHH MA,		ACF,	S, W, L, CH BFF,	No change considered necessary.	No response required	No further recommendations.
GN-U-02	Maintain cycleway.	PHH MA,		ACF,	S, ACF, L, CH BFF,	No change considered necessary.	No response required	No further recommendations.
<b>Watergrasshill</b>								
Old LAP site reference in <b>red</b>								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
WT-GO-01	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.	PHH MA, W,			CH S, BFF L, ACF	No change considered necessary.	No response required	No further recommendations.
WT-GO-02	Plan for development to enable Watergrasshill to achieve its target population of 1,734 persons.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.

WT-GO-03	All development shall contribute to improved pedestrian and cyclist connectivity and permeability.	PHH MA,	ACF		CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
WT-GO-04	The green infrastructure, biodiversity and landscape assets of Watergrasshill include its hedgerows, mature trees, woodlands, and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

WT-R-01	Medium A density residential development.	PHH MA, L, ACF			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.
WT-R-02	Medium A density residential development. This site is visually prominent and proposals shall therefore include a visual impact statement. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	PHH MA, L, ACF			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.
WT-R-03	Medium A density residential development.	PHH MA, L, ACF			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.
WT-X-01	Provision shall be made within this area for the development of a mixed use scheme comprising retail, residential and community uses and the provision of a public car park. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for	PHH MA, L, ACF			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.

	possible lands required on this site for future road improvements. This site is visually prominent and proposals shall therefore include a visual impact statement.							
WT-C-01	Provision for community facilities and expansion of educational facilities. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	PHH MA, ACF			CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
WT-B-01 (B-01)	Business uses. The design of any structures on the site is of critical importance, due to the elevated and exposed nature of the site. Any structures should be situated at the south/south westerly portion of the site. At the outset, proposals for this site will include a comprehensive layout and landscaping scheme that will ensure that any buildings or other structures erected on it will not be visible from the M8. Proposals shall include measures to guard against any adverse impact (including noise	PHH MA, ACF			CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.

	impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.							
WT-B-02	Business Uses. Development proposals shall be accompanied by an appropriate Traffic and Transport Assessment to include an assessment of the impact of traffic generated by development on the M8 and associated junction at Watergrasshill.	PHH MA, ACF			CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
WT-T-01	Village centre uses.	PHH MA, ACF			CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
WT-GC-01 (GC-01)	Open space area for informal public recreation including the provision for an amenity area and a pedestrian walk around the pond and area of ecological importance.	PHH MA, ACF		BFF W,	CH S, L,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
WT-GC-02 (GC-02)	Open space for informal public recreation and protection of oak woodland and pond ecological area.	PHH ACF BFF			CH S, MA, W, L,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.

WT-GR-03	Existing Playground.	PHH ACF		BFF	CH S, MA, W, L,	Consider expanding green infrastructure zone eastwards to include the semi-natural Grassland of local biodiversity value.	<p>Development of playground has resulted in removal of semi natural grassland habitat on the WT-GR-03 site. It is considered that the grassland margins between the playground and the nearby roads will be sufficiently protected by objectives WT-GO-04 and objective BE-15-6 Biodiversity and New Development of Chapter 15 Biodiversity and Environment.</p> <p>It is proposed however to amend the zoning label to WT-C-02 however to better reflect its community use.</p>	No further recommendations.
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General SEA Comments for Watergrasshill						Planning Authority Response	SEA Conclusion
Include an objective for GR-01 and consider expanding green infrastructure zone eastwards to include the semi-natural Grassland of local biodiversity value.						This comment was intended to refer to WT-GR-01. See above.	No further recommendations.
<b>Marino Point</b>							
Old LAP site reference in red							
<b>General Objectives</b>							
Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
X-01	PHH,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA.</p> <p>The site contains Annex I habitats of large shallow inlets and bays- consider expanding objective to recognise these.</p>	<p>It is proposed to amend one of the points within the X-01 objective as follows:</p> <p>“Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA and it contains Annex 1 habitats of large shallow inlets and bays.</p>	Further comments pending completion of updated SFRA.

	<p>berthing /unloading facilities would be limited.</p> <ul style="list-style-type: none"> <li>• A detailed Traffic Impact Assessment is required prior to any development to assess the impact on the existing road network.</li> <li>• Improved road access between N25 and Cobh subject to full ecological assessment.</li> <li>• Existing recorded monuments on site shall be protected.</li> <li>• In permitting development, regard shall be had to mitigating potential adverse impacts, particularly for the adjacent residential settlement of Passage West.</li> <li>• Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA. Development in this location will only be permitted where it is shown that it is</li> </ul>					<p>Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites”.</p>	
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	<p>compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan.</p>							
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## Villages

Knockraha								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
C-01	Extension of existing school.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

C-02	Extension/upgrade of existing community building.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
U-01	Develop and maintain amenity walk.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
GA-01	Develop for active public open space including the provision of a playground.	PHH,		W, MA,	S, ACF, L, CH BFF,	The map refers to O-01 which may need to be updated.  Site is subject to pluvial flooding. Full SEA to be completed following SFRA.		Further comments pending completion of updated SFRA.
<b>General SEA Comments for Knockraha</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning the open space to Chapel Field (located on the eastern boundary of the settlement) as green infrastructure given it has semi-natural grassland of local biodiversity value.							There is a previous planning application refusal on this area of the site due to its recreational and amenity value as the open space serving the estate.  It is considered that the objectives of Chapter 15 Biodiversity and Environment, including	No further recommendations.

						objective BE-15-6: Biodiversity and New Development are sufficient to protect this habitat.		
						No change proposed.		
<b>No further recommendations.</b>								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
T-O1 (T-O1)	Mixed use development to include a crèche, a community playground and street frontage development along eastern boundary, subject to the provision of satisfactory sanitary services.	PHH MA, ACF,			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Whitechurch</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Reconsider the settlement boundary in light of allocated growth of 50 units. Part of the lands to the south would appear to be in excess of requirements. Consider objective for medium density development and consolidating growth in the interests of compact growth.							In recognition of the long term growth potential of the village the development boundary of the settlement is considered appropriate.	No further recommendations.

No change proposed.

## Other Locations

### Haulbowline

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
<p>X-01 (X-01)</p> <p>The principle function of Haulbowline is to continue to provide a safe and well operating naval base. Therefore, it is essential that protection of the Irish naval service within a defined secure boundary to the west side of the island is preserved. Development of a secure naval promenade along the north-south axis, allowing for unbroken Naval Service access to the marine basin should be considered.</p> <p>The existing vacant and partially derelict limestone warehouse buildings adjacent to the former ISPAT / Irish Steel site are of exceptional importance in terms of architectural heritage and present an opportunity to accommodate new</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA.</p> <p>The site contains Annex I habitats of large shallow inlets and bays- consider expanding objective to recognise these.</p>	<p>It is proposed to amend the X-01 objective to add the following text:</p> <p>“The X-01 site contains Annex 1 habitats of large shallow inlets and bays. The ecological value of this habitat is to be protected.”</p>	<p>It is recognized that X-01 Haulbowline zoning was reduced in size after the initial pre-draft version to provide for a new GR-01 zone for the park.</p> <p>Further comments pending completion of updated SFRA.</p>

	<p>uses. A range of uses could be considered in these buildings, such as research /cultural/civic uses, café, and other tourism related uses subject to normal planning considerations. The area surrounding the limestone buildings can be developed to accommodate a high quality accessible landscaped area.</p> <p>The centre of the island containing the former ISPAT / Irish Steel site offers the opportunity to deliver a high quality civic space, subject to remediation, which would complement the newly opened Haulbowline Park.</p> <p>Provision should be made for the expansion of IMERC facilities/uses on the island in conjunction with the campus at Ringaskiddy.</p> <p>Any development should be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and</p>							
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	Flood Risk Management' as described in objectives of this plan. The Flood Risk Assessment should take account of potential rises in sea level and the future finished floor levels for development particularly on the reclaimed sections of the site.							
GR-01 +	Maintain public park.	PHH, MA, L, ACF,			S, CH W BFF	This objective was included after initial pre-draft version.		No further recommendations.

### Spike island

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
X-01 (X-01)	The promotion of the continued development of the island as a major tourism attraction and unique cultural heritage and activity destination in accordance with the recommendations of the masterplan. It is vital that the future development complements the character and grain of the existing structures and protects the unique environment of the island. Spike Island is located in close proximity to the Cork Harbour SPA.	PHH, MA,		BFF	S, ACF, L, CH W	Spike Island contains Annex I habitats of large shallow inlets and bays. In addition, there are areas of local biodiversity value of scrub / transitional woodland, semi-natural grassland and salt marshes- consider expanding the objective to recognise these.  It is proposed to amend the X-01 objective to add the following text:  "The X-01 site contains Annex 1 habitats of large shallow inlets and bays and important ecological habitats of scrub / transitional woodland, semi-natural grassland and salt	No further recommendations.



	<p>Tourism initiatives in this location could have the potential to increase marine traffic in the harbour area and could have the potential to cause disturbance to birds. New developments proposed for the area should be designed to minimise risk of disturbance to birds. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directives and with the protection of the Cork Harbour SPA.</p>					<p>marshes. The ecological value of these habitats is to be protected”.</p>	
<b>Fota Island</b>						<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
<p>Consider an objective for Fota Island to set out the vision for the island.</p>						<p>The plan sets out that it is proposed to continue to recognise and maintain the significant value of the Island and further development shall be associated with the estate’s unique tourism, leisure and recreational function. Further development</p>	<p>No further recommendations.</p>

	<p>should build on the strong tourist offer already available, while protecting the cultural, built heritage and ecological values as well as the unique character of the island.</p> <p>This is considered to be appropriate.</p> <p>Its inclusion as an Other Location is primarily in recognition of the unique value of the location rather than to promote its development.</p> <p>No change proposed.</p>	
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**Table 7.6 East Cork MD**

**Midleton**

**General Objectives**

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
MD-GO-01	Plan for development to enable Midleton to achieve its target population of 21,108. Provide a balance between the provision of housing and employment uses in the town, to support Midleton's development as an integrated live/work destination.	PH H AC F		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target and quantum of zoned land (which includes the Urban Expansion Area for 2031).	No response required	No further recommendations.
MD-GO-02	Secure the delivery of the Water - Rock Urban Expansion Area and supporting infrastructure through a progressive implementation programme.	PH H MA,			CH S, L, W, BFF ACF	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target and quantum of zoned land (which includes the Urban Expansion Area for 2031).	No response required	No further recommendations.
MD-GO-03	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and wastewater infrastructure that will secure the objectives of the	PH H MA,		BFF ACF W,	CH S, L,	Consider an objective committing to a Wastewater Management Strategy for Cork Harbour as required by RSES.	No Change.	Consider an objective for a Wastewater Management Strategy for Cork Harbour as set out in RSES.

	<p>relevant River Basin Management Plan and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.</p>							
MD-GO-04	<p>The Green Infrastructure assets of Midleton include its river corridors, mature trees, wetlands, woodlands, and the estuarine habitats associated with the Owenacurra River. The estuary forms part of the Great Island Channel SAC and the Cork Harbour SPA. This area supports important wetland habitats and is also an important over wintering site for significant</p>	PH H MA, L, AC F		BFF	CH S, W,	<p>Consider recognition of hedgerows in this objective as an important asset for ecosystem services. In particular, there are significant hedgerows in the residentially zoned lands in Waterrock (MD-R-21, MD-R-22 etc.). It is not clear if the cumulative impacts of hedgerow loss been considered/mitigated.</p>	<p>Update Objective to include recognition of hedgerows as an important asset for ecosystem services.</p> <p>The Green Infrastructure assets of Midleton include its river corridors, mature trees, wetlands, woodlands, hedgerows and the estuarine habitats</p>	<p>No further recommendations.</p>

	<p>numbers of a range of wetland bird species.</p> <p>New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.</p>						<p>associated with the Owenacurra River.</p>	
MD-GO-05	<p>In accordance with Objective WM X-X of Chapter 11 'Water Management', in Volume One of this Plan all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p>	PH H, MA, BF F		W, ACF,	S, L, CH	<p>Consider committing to preparing a Sustainable Urban Drainage Strategy for Midleton as identified as a key infrastructure priority in RSES.</p>	<p>Already considered to be adequately covered in the objective.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p>	<p>No further recommendations.</p>

MD-GO-06	All proposals for development within the areas identified as being at risk of flooding will need to comply with Flood Risk Objectives in Volume One, Chapter 11 Water Services.	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
MD-GO-07	Support and promote Midleton Town Centre as the primary and most appropriate location of the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of sustainable new residential uses to strengthen the vitality of the town centre.	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA.
MD-GO-08	Support and promote Midleton as a sustainable employment centre. All proposals for employment related development shall be required to prepare and submit a mobility management plan that maximises the use of public transport options/ passenger rail services.	PH H MA, AC F			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
MD-GO-09	Protect and enhance the attractive landscape character setting of the	PH H			S, W,	No change considered necessary.	No response required	No further recommendations.

	town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, zones of archaeological potential, plot size and scale while encouraging appropriate development in the town, including the development of regeneration areas and improving the public realm.	MA, AC F, L, CH			BFF			
MD-GO-10	Provide the planned sustainable local road improvements including the new roads necessary to achieve the proposals contained in this plan.	PH H MA, AC F			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
MD-GO-11	Strengthen the town's flood defenses by implementing the findings of the Midleton Flood Relief Scheme, which is currently being prepared, in a sustainable manner.	PH H MA, AC F			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
MD-GO-12	Support the principles of the Midleton and Carrigtwohill	PH H			CH S,	No change considered necessary.	No response required	No further recommendations.

	<p>Transportation Study published in August 2010, and as updated by the Water Rock Strategic Transport Assessment, in a sustainable manner. In particular it is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant routes linking the development to the railway station and the other principal areas of the town for walkers and cyclists, based on the priority measures identified in the Midleton and Carrigtwohill Transportation Study, August 2010, and as updated by the Water Rock Strategic Transport Assessment, in a sustainable manner.</p> <p>In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling</p>	<p>MA, AC F</p>			<p>L, W, BFF</p>			
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	<p>friendly environment in accordance with the Cork Cycle Network Plan (2017).</p> <p>Support the principles and objectives of the Cork Metropolitan Area Transport Study that relate to Midleton.</p>							
MD-GO-13	<p>Reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard from the City to Midleton Train Station, and potentially from Midleton to Youghal in the future. This objective applies to all land within 5m of the perimeter fence on either side of the railway. Within this area the following categories of development will be resisted:</p> <ul style="list-style-type: none"> <li>• New buildings not required for the operation of the railway; and</li> <li>• New vehicular and pedestrian accesses where these accesses are the sole or primary access to development.</li> </ul>	PH H MA, AC F			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	<p>New bridge crossings constructed will be required to provide sufficient clearance to permit double track operation.</p> <p>Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to the proper planning and sustainable development of the area.</p> <p>There are no current plans to reopen the railway line from Midleton to Youghal. The MY Greenway is in construction and is due to be completed in 2022. The development of the Greenway will serve to protect the integrity of the route corridor.</p>							
MD-GO-14	<p>Complete the development of the Midleton to Youghal Greenway and identify and seek to develop suitable walking and cycle links to Midleton town centre to maximise access to and use of the Greenway where feasible.</p>	<p>PH H MA, AC F</p>			<p>CH S, L, W, BFF</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

MD-GO-15	<p>Protect river corridors having regard to the need to avoid disturbance to wintering birds and managing flood risk, and where possible, develop these as natural amenity corridors, connecting different parts of the town and linking up with established amenity areas. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds. It is also an objective to provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bankside erosion. In this regard, developers shall take account of relevant guidance documents relating to watercourse buffer zones, in particular IFI (Inland Fisheries Ireland) guidelines 'Planning for Development Watercourses in the Urban Environment'.</p>	PH H MA, AC F BF F, L,			CH S, W,	No change considered necessary.	No response required	No further recommendations.
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MD-GO-16	Support the expansion of primary and post primary education facilities in the town in consultation with the Department of Education and Skills.	PH H MA, AC F			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
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### Specific Objectives

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
MD-R-01	PH H,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA.</p> <p>The site is traversed by a tributary of the Owennacurra river which drains to the SAC. Consider addressing this in the objective and zoning the banks as green infrastructure.</p>	<p>Include the following text in objective MD-R-01;</p> <p>The site is traversed by a tributary of the Owenacurra River which drains to the SAC. Proposals shall include protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland (IFI) Guidelines 'Planning for Watercourses in the Urban Environment'.</p>	<p>Text update supported.</p> <p>Further comments pending completion of updated SFRA</p>

	<p>second rail stop to serve the town at Water-Rock.</p> <p>Development proposals shall be accompanied by a Traffic Impact Assessment and Road Safety Audit which will guide development proposals pending the necessary improvements to the N25. * ^</p>							
MD-R-02	<p>Medium A Density Residential Development.</p> <p>Full development of this site is dependent on revised / improved access arrangements being available to the N25. In submitting proposals for the development of this land, the developer will be required to demonstrate, to the satisfaction of the planning authority, that the proposals for this land can, in future, be satisfactorily integrated with other land in the Baneshane area and linked to the town centre, it's railway station and the site</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	<p>It is noted that this site was reduced in size after initial pre-draft version and lands were rezoned as new MD-AG-03 Agriculture Use. Accepted.</p> <p>Further comments pending completion of updated SFRA</p>

	<p>identified in this plan as a possible second station to serve the town at Water-Rock.</p> <p>Development proposals shall be accompanied by a Traffic Impact Assessment and Road Safety Audit which will guide development proposals pending the necessary improvements to the N25. * ^</p>							
MD-R-O3	<p>High Density Residential Development – new development on this site should include detailed landscaping proposals.</p>	<p>PH H MA, AC F</p>			<p>CH S, W, BFF, L</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
MD-R-O4	<p>Medium A Density Residential Development to include a mix of house types. Consideration may also be given to the provision of a nursing home. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. Provision of a new purpose built</p>	<p>PH H MA, AC F</p>			<p>CH S, W, BFF, L</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

	<p>primary school can also be accommodated on this site, subject to agreement with the Department of Education and Science. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit.</p> <p>^</p> <p>The site supports two habitats of ecological value (semi natural grassland and scrub/transitional woodland). The biodiversity function of these habitats is to be protected as much as possible through the inclusion of buffer areas and green infrastructure corridors.</p>							
MD-R-05	<p>Medium A Density Residential Development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. The development proposal shall also include a detailed Traffic and</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	Transport Assessment and road safety audit. * ^							
MD-R-06	<p>Medium A density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.*</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	It is noted that this objective was revised to high density residential development. Change supported. No further recommendations.
MD-R-07	<p>High density residential development to include a suitable landscaped buffer zone between the site and MD-HT-02 to the south.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA



	<p>The site supports a habitat of ecological value (scrub/transitional woodland). The biodiversity function of this habitat is to be protected as much as possible through the inclusion of buffer areas.</p>							
MD-R-08	<p>High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed Water-Rock rail-stop by pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	<p>Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.</p> <p>See general UEA comment at end of table for all UEA lands.</p>	Noted.	Further comments pending completion of updated SFRA
MD-R-09	<p>Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas and in particular</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	<p>Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.</p>	Noted.	Further comments pending completion of updated SFRA

	<p>direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>							
MD-R-10	<p>Medium A Density residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a shared pedestrian/cycle pathway and primary ecological corridor.</p> <p>Part of the site is also adjacent to Feeder Street MD-U-07 Link Streets MD-U-02 and Link Street MD-U-03. The roads shall be constructed up to the boundaries of the site so that they can provide access to adjacent land parcels and developments.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	<p>This site is divided between 3 separate landholdings which can be developed independently if necessary however there will be a requirement to provide connectivity and permeability through the sites for both cyclists and pedestrians.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>							
MD-R-11	<p>Medium A Density residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a shared pedestrian/cycle pathway and primary ecological corridor.</p> <p>Provision shall also be made for a local neighbourhood centre to provide a primary local retail and services function.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.							
MD-R-12	<p>Medium A Density residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a shared pedestrian/cycle pathway and primary ecological corridor.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.*</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
MD-R-13	Medium A Density residential development to include a mix of house types and the provision of a greenway (MD-U-06). The layout shall allow for permeability between existing and proposed residential areas for pedestrians and cyclists and access roads shall be constructed to allow	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	<p>through access for vehicles from Water-Rock to Tir Cluain.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>							
MD-R-14	<p>Medium A Density residential development to include a mix of house types. The layout shall allow for permeability between existing and proposed residential areas for pedestrians and cyclists and access roads shall be constructed to allow through access for vehicles from Water-Rock to Tir Cluain.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-R-15	<p>Medium A Residential Development. Any development</p>	PH H MA,			CH S,	No change considered necessary.	No response required	No further recommendations.

	<p>proposal will include a detailed landscaping plan.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	AC F			W, BFF, L			
MD-R-16	<p>Medium A Density residential development to include a mix of house types and the provision of a greenway (MD-U-06). The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-R-17	<p>Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.							
MD-R-18	<p>Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PP H AC F MA			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-R-19	<p>Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the</p>	PP H AC F MA			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.							
MD-R-20	<p>Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PP H AC F MA			CH S, W, BFF, L	Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA
MD-R-21	<p>Medium A Density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA



	<p>The site supports a scrub/transitional woodland habitat. Where possible these habitats should be retained and incorporated into open space areas or boundaries of any new developments on site.</p>							
MD-R-22	<p>Medium A Density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	<p>PH H MA, AC F</p>			<p>CH S, W, BFF, L</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>
MD-R-23	<p>Medium A Density residential development to include a mix of house types. The layout shall allow for permeability between existing and proposed residential areas for pedestrians and cyclists and access roads shall be</p>	<p>PH H MA, AC F</p>			<p>CH S, W, BFF, L</p>	<p>No change considered necessary.</p>	<p>No response required</p>	<p>No further recommendations.</p>

	constructed to allow through access for vehicles from MD-R-15 to Tír Cluain.							
MD-R-24	Medium A Density Residential Development	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-R-25	Medium A Residential Development. Any development proposal will include a detailed landscaping plan.	PH H MA, AC F			CH S, W, BFF, L	Reconsider zoning given peripheral location and adjacent to agricultural zoning.	Site is included to the meet the population targets set out for the town as there is a valid permission for development on the site. Zoning to be retained. No change.	It is noted that this zoning was further extended from initial draft to include additional lands to the east.  No further recommendations.
MD-R-26	Medium A Density Residential Development.			W, MA, ACF, PHH,	S, L, CH BFF,	Part of the site is identified as Tier 3 lands- reconsider zoning objective having regard to the amount of zoned residential land required within this development plan cycle.	Council owned land on which the Council are currently looking at options for development on land. Zoning to be retained. No change.	No further recommendations.
MD-HT-01	High Technology Campus Development. Broad proposals for the development of the site in line with the zoning and including a	PH H,		W, MA,	S, ACF, L, CH BFF,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	<p>detailed traffic management plan showing phasing of development in tandem with the delivery of the rail stop at Water-Rock and safe, convenient and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop and Midleton Railway Station, Midleton town centre and residential areas shall be submitted prior to any detailed applications being made on the site.</p>							
MD-HT-02	<p>High Technology Campus Development to include a suitable landscaped buffer zone between the site and MD-R-07 and MD-R-06 to the north. Development should include safe, convenient, and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop.</p> <p>The function and amenity of any existing commercial active uses are to be protected through the redevelopment of the site.</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	<p>Site is subject to pluvial flooding.</p> <p>Full SEA to be completed following SFRA.</p>	Noted.	Further comments pending completion of updated SFRA

MD-B-01	Business development including mixed use employment uses not suited to town centre or edge of centre locations. Full development of this site is dependent on revised / improved access arrangements being available to the N25. A 20m tree planted buffer shall be provided along the northern site boundary with the N25. Development proposals shall be accompanied by a Traffic Impact Assessment and Road Safety Audit. * ^	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  The site is traversed by a tributary of the Owennacurra river which drains to the SAC. Consider addressing this in the objective. Overall, reconsider suitability of zoning.	Include the following text in objective MD-B-01; "The site is traversed by a tributary of the Owenacurra River which drains to the SAC. Proposals shall include protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland (IFI) Guidelines 'Planning for Watercourses in the Urban Environment'.	Text update supported.  Further comments pending completion of updated SFRA
MD-B-02	Business uses. Access to the site from the Northern Relief Road shall be provided to the south of the site in consultation with the Non National Roads Design Office (CCC). The layout of the proposed development shall also make provision for access to the lands to the east of the site.	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

MD-I-01	<p>Industrial development taking into account the line of the proposed Northern Relief Road, the proximity of the Seveso site (Irish Distillers) to the north, the flood risk guidelines and adjacent residential, archaeological and sports uses. Proposals shall include:</p> <ul style="list-style-type: none"> <li>• a traffic and transport assessment and mobility management plan,</li> <li>• detailed landscaping plans for the site having regard to its proximity to the N25 and other uses.,</li> <li>• protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland guidelines, 'Planning for Watercourses in the Urban Environment'.</li> </ul> <p>* ^</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA
MD-I-02	<p>Industrial development taking into account the line of the proposed Northern Relief Road, the</p>	PH H,		W, MA,	S, ACF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	<p>proximity of the Seveso site (Irish Distillers) to the north and the need to provide a buffer to protect the amenity of the adjacent houses to the east. Proposals shall include:</p> <ul style="list-style-type: none"> <li>• a traffic and transport assessment and mobility management plan, and;</li> <li>• detailed landscaping plans for the site having regard to its proximity to the N25.</li> <li>• protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland guidelines, 'Planning for Watercourses in the Urban Environment'.</li> </ul> <p>* ^</p> <p>The site includes a small areas of woodland which should be retained and protected.</p>				L, CH BFF,			
MD-I-03	<p>Industry and to provide for the future extension of the adjoining distillery. Provision should be made to facilitate the construction</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	<p>of the northern relief road and to provide access from this road directly to the distillery complex for commercial vehicles. Any development shall take into consideration Inland Fisheries Ireland guidelines, 'Planning for Watercourses in the Urban Environment'.</p> <p>*</p>							
MD-T-O1	<p>Town Centre Core area. This is the primary and preferred location for any new retail development in Midleton.</p> <p>a) Promote the development of this area as the primary location for retail and other uses that provide goods or services principally to visiting members of the public and the priority area and preferred location for new retail development.</p> <p>b) Prioritise the development of the Riverside Way Area into a new urban quarter, enhancing pedestrian and vehicular links with</p>	PH H,		W, MA,	S, ACF, L, CH BFF,	Site appears to be subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	<p>Main Street and creating new public realm spaces. Development proposals within this area should support the achievement of the Key Objectives for each Character Area as set out in the Framework Plan.</p> <p>c) Encourage greater use of backland areas and promote the development of brownfield sites within the town centre area where new development can positively contribute to the commercial vitality of the town centre.</p> <p>d) Encourage the use of upper floors of existing buildings for residential and office use.</p> <p>e) Continue to enhance the streetscape and heritage assets of the town centre and continue with environmental improvements.</p> <p>f) Encourage a sustainable mix of land uses in the core retail/town centre area.</p>							
MD-T-O2	Support primarily convenience retail uses in this ancillary retail area.	PH H,		W, MA,	S, ACF,	Site appears subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA



					L, CH BFF,			
MD-T-03	To provide for the development of a mix of town centre type uses, including retail in this ancillary retail area at a scale that will not undermine the Existing Town Centre MD-T-01.	PH H,		W, MA,	S, ACF, L, CH BFF,	The northern portion of the site is subject to flooding (to the north of market green). Full SEA to be completed following SFRA.  Consider extending MD-GR-03 to include the greenfield lands in the floodplain that contain the southern bank of the Owennacurra River that is hydrologically linked to the SAC.	Noted.  Include a line in the MD-TO3 objective as follows;  ‘Proposals shall include protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland (IFI) Guidelines ‘Planning for Watercourses in the Urban Environment’.	Text update supported.  Further comments pending completion of updated SFRA
MD-T-04	Water’s Edge development. Support primarily convenience retail uses in this ancillary retail area.	PH H,		W, MA,	S, ACF, L, CH BFF,	Site appears subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
MD-T-05	Town Centre Expansion Site Cuddigans Yard / Broderick Street: Existing buildings to Cuddigans Yard to be assessed for architectural / historical merit: retained and renovated to provide	PH H,		BFF ACF, W, MA,	S, L, CH	This zoning fragments the otherwise connected green infrastructure ecological river corridor. Notwithstanding the wording of objective MD-T-05, consider zoning the River	No Change. MD-T-05 objective includes the wording;  Proposals shall include:	Further comments pending completion of updated SFRA

	<p>for the development of a range of town centre mixed uses, including retail, in this ancillary retail area of a scale that will not undermine the Existing Town Centre T-01. New buildings are to be of a high quality architecturally and complement the existing built development. North – south and east – west pedestrian routes to improve permeability and connect into adjoining street should be considered, with major use/attraction as a focal point at centre.</p> <p>As this site forms part of the Kennedy Park / Broderick Street South character area in the Riverside Way Area Development Framework and Master Plan (2008) further consideration needs to be given to the objectives and principles of this plan in any forth coming development proposal. (See also Regeneration Area MD-RA-1 (v)).</p> <p>Proposals shall include:</p>					<p>Corridor as green infrastructure to ensure protection and a mapped link between MD-GR-17 and MD-GC-16 along the river corridor.</p> <p>Site appears subject to flooding. Full SEA to be completed following SFRA</p>	<ul style="list-style-type: none"> <li>• protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland guidelines, ‘Planning for Watercourses in the Urban Environment’.</li> </ul> <p>Given the limited amount of land along the river corridor through the existing built up area it is considered that the inclusion of wording in the objective is the most appropriate approach.</p>	
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	<ul style="list-style-type: none"> <li>protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland guidelines, 'Planning for Watercourses in the Urban Environment'.</li> </ul>							
MD-T-06	To provide for the development of non retail town centre uses including office based employment, leisure, civic or healthcare uses and retail warehousing uses selling bulky format goods. This area is not suited to comparison shopping.	PH H,		W, MA,	S, ACF, L, CH BFF,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA
MD-T-07	To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the traditional buildings remaining on the site. Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.	PH H MA, AC F		CH	S, W, BFF, L	Consider a heritage led redevelopment objective for this unique site -with protection and reuse of the protected maltings buildings (NIAH building) as a first priority.	Amend the wording of the objective as follows;  ‘To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the <del>traditional</del> buildings protected	Consider a heritage led redevelopment objective for MD-T-07 zoning in Midleton to protect and reuse the protected maltings buildings (NIAH building) as part of redevelopment of the site.

							structures remaining on the site. Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.	
MD-C-01	<p>Provision of a site for a primary school as part of Phase 1 of the Water-Rock Urban Expansion Area.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-C-02	<p>Provision of a site for a primary school as part of Phase 2 of the Water-Rock Urban Expansion Area.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	described in Tables 4.3.5 and 4.3.6.							
MD-C-03	<p>Provision of a site for a secondary school as part of Phase 2 of the Water-Rock Urban Expansion Area.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-C-04	Provision of land to allow for the expansion of the adjoining school.	PH H,		W, MA,	S, ACF, L, CH BFF,	Site appears subject to flooding. Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA
MD-U-01	Northern Relief Road (Phases 2 and 3).	MA, AC F		PHH	CH S, W, BFF, L	Consider mitigation of impacts on greenway in objective.	Mitigation of impacts on the MY Greenway will be considered as part of the detailed route design of the Northern Relief Road.	No further recommendations.
MD-U-02	Provision of Services Corridor Link Road, from the Northern Relief Road roundabout to the Water-Rock Road, designed and constructed in accordance with the DMURS guidance for a Link Street	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	and to a standard with meets the approval of Cork County Council.							
MD-U-03	Provision of a Loop Road designed and constructed in accordance with the DMURS guidance document for a Link Street, and to a standard which meets the approval of Cork County Council.	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-U-04	Provision of a Link Street and road bridge over the railway line, designed and constructed in accordance with the DMURS guidance document to a standard with meets the approval of Cork County Council.	PH H AC F		MA,	CH S, W, BFF, L	Consider extending this to deliver RSES infrastructural priority for a new Bridge over rail line connecting to N25 upgrade.	The route of a proposed connection from the N25 to the road bridge over the railway line will be considered as part of the detailed route design of the N25.	No further recommendations.
MD-U-05	Water-Rock Rail-stop and ancillary services.	PH H,		W, MA,	S, ACF, L, CH BFF,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
MD-U-06	The provision of a greenway to comprise a shared pedestrian/cycle pathway and primary ecological corridor, which forms part of an attractive, continuous, and safe route	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.

	<p>between the public parks and incidental green spaces throughout the Urban Expansion Area.</p> <p>The Greenway shall be designed in accordance with with the DMURS Guidance document and the Water-Rock Urban Framework Plan to a standard which meets the approval of Cork County Council.</p> <p>The Greenway shall be constructed as part of the residential developments to the south. Each segment of the greenway must be linked up to provide east/west permeability through the site to the Linear Park.</p>							
MD-U-07	<p>Upgrading of the Water-Rock Road to Feeder Street Standard, designed and constructed in accordance with the DMURS guidance document to a standard which meets the approval of Cork County Council.</p>	PH H MA,			CH S, W, ACF BFF, L	No change considered necessary.	No response required	No further recommendations.

	Existing trees and hedgerows should be retained where possible with replacement planting proposed where retention is not possible.							
MD-U-08	<p>Provision of a new Feeder Street designed in accordance with the DMURS Guidance document to a standard which meets the approval of Cork County Council.</p> <p>Ensure this existing road and its junction arrangement with the Water-Rock Road meets appropriate standards upon connection to the upgraded Water-Rock Road (MD-U-07).</p> <p>The Road shall be to a DMURS Feeder Street Standard which meets the approval of Cork County Council.</p>	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-GC-01	This area forms an important visual buffer to the railway line and creates an open space for informal recreation.	PH H MA, AC F		BFF	CH S, W, L	Consider extending the GC zone westwards.	This is considered to be premature pending the detailed route design of the Northern Relief Road.	No further recommendations.



MD-GA-02	Maintain existing pitch and sports facilities for Midleton Rugby Club and Midleton College. Proposals for new or improved sports related facilities may be considered.	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-GR-03	These lands form part of the floodplain in the Owenacurra River and provide open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the town. *	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  Consider extending MD-GR-03 to include the greenfield lands in the floodplain that contain the southern bank of the Owennacurra River.	Include a line in the MD-T-03 objective as follows;  ‘Proposals shall include protection of the River Corridor, any development shall take into consideration Inland Fisheries Ireland (IFI) Guidelines ‘Planning for Watercourses in the Urban Environment’.	Text update supported.  Further comments pending completion of updated SFRA
MD-GA-04	Maintain existing pitch and sports facilities for Midleton FC. Proposals for new or improved sports related facilities may be permitted.	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-GA-05	Maintain existing pitches and sport facilities. This facility could include new and improved facilities for the GAA, Tennis Court, Gym and	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	Swimming Pool facilities or other sports complex uses. A direct pedestrian access to the town centre shall also be provided. *							
MD-GR-06	Protect the special character and amenity value of Ballyannan Wood.	PH H MA, AC F		BFF,	CH S, W, L	Expand the zoning eastwards as a GC zoning to cover lands subject to the SAC, SPA, pNHA, Annex I Habitats (estuaries and tidal mudflats) and wetlands/intertidal flats of ecological value.	No Change. The land is included within the development boundary but does not contain any zoning objective.	No further recommendations.
MD-GC-07	This prominent slope makes a significant contribution to the rural character of Ballinacurra.	PH H MA, AC F			CH S, W, BFF, L	Consider expanding the zone southwards to include the greenfield floodplain.	Southern part of the site is included as part of Flood Zones A & B. Consider including at amendment stage following consideration of new flood maps.	Consider expanding MD-GC-07 zone southwards in Midleton to include the greenfield floodplain.
MD-GR-08	Provision of the Water-Rock Linear Park. This park will span both sides of the River Owenacurra and will include a cycle/pedestrian network with ancillary foot bridges.  Active Open space to include for the provision of a playground,	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  Consider extending the GC zoning to include the river ecological corridor on the adjacent site to the south (MD-X-01).	Include additional text in MD-X-01 objective as follows;  'Any development on this site shall protect the riparian zone of the river and be in accordance with the IFI guidelines	Updated text supported.  Further comments pending completion of updated SFRA

	<p>playing pitches, ancillary facilities, parking and passive recreational areas which also protects its important ecological features.</p> <p>Park Lighting is to be designed to minimize impacts on wildlife.</p> <p>Any development on this site shall protect the riparian zone of the river and be in accordance with the IFI guidelines 'Planning for Watercourses in Urban Environments.</p> <p>The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.</p> <p>*</p>						<p>'Planning for Watercourses in Urban Environments'.</p> <p>Proposals should also explore linking the site with the Green Infrastructure site to the south.</p>	
MD-GC-09	Maintain Open Space.	PH H, AC F, L,		BFF,	S, CH W, MA	Consider expanding the GC zone southwards to include the open space and woodland area.	The Green area to the south of MD-GC-09 is open space which is part of an existing housing estate (Tir Cluain). No change proposed.	No further recommendations.

MD-GR-10	Provision of a small pocket park as part of the Water-Rock Urban Expansion Area. The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-GR-11	Provision of a small pocket park as part the Water-Rock Urban Expansion Area. The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6.	PH H MA, AC F			CH S, W, BFF, L	No change considered necessary.	No response required	No further recommendations.
MD-GC-12	Maintain open space.	PH H MA, AC F			CH S, W, BFF, L	The site is hidden by its label. Could this be moved so it's visible?	Noted.	No further recommendations.
MD-GC-13	Open Space suitable for water compatible uses. *	PH H,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
MD-GR-14	Maintain public park (Bailick park). Open Space not suitable for development.	PH H MA, AC F, L			CH S, W, BFF,	No change considered necessary.	No response required	No further recommendations.

MD-GC-15	These lands abut the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area and form part of the floodplain in the Owenacurra River. There may be opportunities to enhance the biodiversity value of this site. *	PH H,		W, MA, BFF,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider expanding the GC zone to include the full extent of the pNHA on the eastern river bank.	Noted.  Existing business on eastern side of Riverbank.  No change.	Further comments pending completion of updated SFRA.
MD-GC-16	These lands form part of the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area and are within the floodplain of the Owenacurra River. There may be opportunities to enhance the biodiversity value of this site. *	PH H, BF F,		W, MA,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
MD-GR-17	To protect, retain and improve the existing town park and encourage continued public use of this area. *	PH H,		W, MA, BFF,	S, ACF, L, CH	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
MD-GC-18	Green Infrastructure River Corridor. Consideration should be given to the Inland Fisheries Ireland Guidelines – ‘Planning for Watercourses in the Urban Environment’.	PH H MA, BF F,			CH S, ACF, L W,	No change considered necessary.	No response required	No further recommendations.

MD-X-01	Mixed use residential and office development. Provision may also be made for small scale retail units at ground floor level, with office and/or residential uses at upper floor levels appropriate to a mixed use urban neighbourhood. Pedestrian and cyclist linkages shall be provided along the Owenacurra River. * ^	PH H,		W, MA, BFF,	S, ACF, L, CH	Full SEA to be completed following SFRA.  Consider extending MD-GR-03 to include lands either side of the Owenacurra River that is hydrologically linked to the SAC.	Include additional text in MD-X-01 objective as follows;  Proposals shall include protection of the River Corridor. Proposals should also explore linking the site with Green Infrastructure sites to the north and south of the site., perhaps include on site surface water attenuation / flood risk management measures.	Further comments pending completion of updated SFRA
MD-AG-01	Agriculture. In addition, consideration will be given to the provision of a cemetery particularly on the more elevated parts of the site.	L,		MA ACF,	S, W, CH BFF, PHH,	No change considered necessary.	No response required	No further recommendations.
MD-AG-02	Agriculture	L,		MA ACF,	S, W, CH BFF, PHH,	No change considered necessary.	No response required	No further recommendations.
MD-AG-03	Agriculture	L,		MA ACF,	S, W,	Objective was included after pre-draft version.		No further recommendations.

+					CH BFF, PHH,	Reduce site MD-R-02 and rezone MD-AG-03 Agriculture Use.		
MD-R-27 +	<p>Medium A Density Residential Development subject to the following:</p> <p>(a) a traffic impact assessment and road safety audit, and associated proposals for road upgrades / improvements to accommodate the increased traffic volumes on the road network, locally and in the wider Midleton context, including access to the local services and amenities, the Northern Relief Road and the N25 (junction capacity etc.).</p> <p>(b) Proposals shall include provision for pedestrian and cyclist connectivity to the train station, town centre and to other developments to the south and west (to Mill road and the school.)</p> <p>(c) the availability of water services;</p> <p>(d) The design, layout and finishes of the scheme shall seek</p>	PH H,	W, MA,	BFF,	S, ACF, L, CH	Objective was included after pre-draft version.		Site MD-R-27 in Midleton is a Tier 3 site with no infrastructure planned or available to service the site within the lifetime of the plan. Reconsider zoning.

	to minimise visual impact given the elevated nature of the site and shall include a detailed landscaping proposal.							
General SEA Comments for Midleton							Planning Authority Response	SEA Conclusion
Consider identifying the UEA lands within the relevant objectives (similar to the approach in Cobh). Reconsider zoning to be consistent with the requirements of the NPF and RSES regarding the amount of zoned residential land required within this development plan cycle.							Noted. Water-Rock UEA sites identified in objectives.	Further consideration of UEAs / Residential Reserve zoning for the Cobh is recommended having regard to the provisions of the NPF and RSES in relation to the zoning of land within 6 year plan cycles, as it is not fully clear that the approach is consistent with NPF and RSES.
Provide a zoning objective for MD-U-09 – full SEA to be completed once objective is drafted.							Noted. Text objective included to match map.  MD-U-09 - Waste Water Treatment Plan. *	No further recommendations.



<p>Consider an objective to support and promote Midleton Distillery as an important tourist attraction in the south-western region (as identified in RSES).</p>	<p>Text included in main body of text. Distillery zoned as Existing Business and Other Uses.</p>	<p>No further recommendations.</p>
<p>Consider an objective for Midleton train station to provide for its development given its role as a commuter rail station in RSES and enhancing the commuter rail service with additional stations and fleet, improve intercity journey times and electrification of fleet.</p>	<p>Noted. No change proposed.</p>	<p>Consider updating the text in Volume 4 Chapter 3 to recognise the planned role for Midleton train station in RSES as a commuter rail station with enhanced commuter rail service with additional stations and fleet, improved intercity journey times and electrification of fleet.</p>
<p>Consider a green infrastructure zoned corridor along the Dungourney and Ownenacurra Rivers on greenfield lands which are shown as existing built up area.</p>	<p>Green Infrastructure Corridor included where possible along River Banks.</p>	<p>No further recommendations.</p>

<p>Consider zoning woodland area to north of MD-R-04 as green infrastructure.</p>	<p>Woodland forms part of curtilage of house which is located within the Existing Residential and Other Uses land use. Part of the woodland also falls within MD-R-04 which is mentioned in the objective for the site. The MD-GO-04 objective also recognises that the Green Infrastructure assets of the town include its woodlands and that these should be protected.</p>	<p>No further recommendations.</p>
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## Youghal

### General Objectives

Objective	+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion	
<p>YL-GO-01</p>	<p>Plan for development to enable Youghal to achieve its target population of 9,635 persons. Provide a balance between the provision of housing and employment uses in the town, to</p>	<p>PHH ACF</p>		<p>BFF W MA</p>	<p>S L CH</p>	<p>SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target and quantum of zoned land including consideration of</p>	<p>No response required</p>	<p><b>No further recommendations.</b></p>

	support Youghal's development as an integrated live/work destination.					water services capacity at strategic settlement level.		
YL-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation, and Blackwater Estuary Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
YL- GO - 03	The green infrastructure assets of Youghal include its mature trees, woodlands, wetlands, coastal habitats and the estuarine habitats	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	<p>associated with the Blackwater and Tourig Rivers.</p> <p>The estuary forms part of the Blackwater River SAC and the Blackwater Estuary SPA. This area supports important wetland habitats and is also an important over wintering site for significant numbers of a range of wetland bird species.</p> <p>New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.</p>							
YL- GO- O4	All proposals for development within the areas identified as being at risk of flooding will need to comply with Flood Risk Objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL- GO - O5	In accordance with Objective WM X-X of Chapter 11 'Water Management', in Volume One of	PHH		ACF MA,	CH S,	No change considered necessary.	No response required	No further recommendations.

	<p>this Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p>				W, BFF L,			
YL- GO - 06	<p>Support and promote Youghal Town Centre as the primary and most appropriate location of the expansion of retail development.</p> <p>Protect the amenities of existing residential areas within the centre of the town and encourage the provision of sustainable new residential uses to strengthen the vitality of the town centre.</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL- GO - 07	<p>Support and promote Youghal as a sustainable employment centre.</p>	PHH MA, ACF		BFF L,	CH S, W,	No change considered necessary.	No response required.	No further recommendations.

YL- GO - 08	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, town walls, historic laneways, zones of archaeological potential, plot size and scale while encouraging appropriate development in the town, including the development of regeneration areas and public realm improvements.	PHH MA, L, ACF CH			S, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL- GO - 09	Enhance the overall tourism potential of the town, for both locals and visitors, by ensuring the development of appropriate attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due regard to the unique	PHH MA, ACF		BFF L,	CH S, W,	No change considered necessary.	No response required.	No further recommendations.

	<p>characteristics of the historic context of Youghal and seek to improve the overall attractiveness of the environment.</p> <p>Facilitate the improvement of the beach areas including adequate provision of toilet, shower and changing facilities as well as services such as play areas.</p>							
YL- GO - 10	<p>Improve and enhance pedestrian and cycling connectivity throughout the town and especially from new development areas to the schools, shops and other services.</p>	PHH MA, ACF			CH S, W, BFF L	No change considered necessary.	No response required.	No further recommendations.
YL- GO - 11	<p>Reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard.</p> <p>This objective applies to all land within 5m of the perimeter fence on either side of the railway.</p> <p>Within this area the following categories of development will be resisted:</p> <ul style="list-style-type: none"> <li>• New buildings not required for the operation of the railway; and</li> </ul>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	<ul style="list-style-type: none"> <li>• New vehicular and pedestrian accesses where these accesses are the sole or primary access to development.</li> </ul> <p>New bridge crossings constructed will be required to provide sufficient clearance to permit double track operation.</p> <p>Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to the proper planning and sustainable development of the area.</p> <p>There are no current plans to reopen the railway line from Midleton to Youghal. The development of the Greenway will serve to protect the integrity of the route corridor.</p>							
YL-GO-11	Complete the development of the Midleton to Youghal Greenway and identify and seek to develop suitable walking and cycle links to Youghal town centre to maximise	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.



	access to and use of the Greenway where feasible.							
YL- GO - 12	<p>Protect river corridors having regard to the need to avoid disturbance to wintering birds and managing flood risk, and where possible, develop these as natural amenity corridors, connecting different parts of the town and linking up with established amenity areas. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds. It is also an objective to provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bankside erosion. In this regard, developers shall take account of relevant guidance documents relating to watercourse buffer zones, in particular IFI (Inland Fisheries Ireland) guidelines 'Planning for</p>	PHH, ACF BFF W,			CH S, MA L,	No change considered necessary.	No response required	No further recommendations.

	Development Watercourses in the Urban Environment’.							
YL- GO - 13	Encourage and work with the voluntary groups in the town to achieve the objectives of the plan. It shall be an objective to work with and support the activities of the Tidy Towns Committee, Youghal Chamber of Commerce, Youghal Heritage Society and the other voluntary and corporate organizations who have made and continue to make such a valuable contribution to the life and development of the Town.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-GO-14	Support the expansion of primary and post primary education facilities in the town in consultation with the Department of Education and Skills.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
YL-R-01	Medium A density residential development. Detailed landscaping proposals to be included as part of	PHH		MA,	CH S, L, W,	No change considered necessary.	No response required	No further recommendations.

	any proposals on the site. The site supports meadow grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site.				BFF ACF			
YL-R-02	Medium B density residential development respecting the densities and character of adjoining development.	PHH BFF L, MA,			CH S, W, ACF	The site supports scrub habitat and hedgerows which are of ecological value. Consider expanding the objective to ensure, where possible, that these habitats are retained and incorporated into open space areas or boundaries (hedgerow) of any new developments on site.	Proposed additional text in objective as follows;  ‘The site supports scrub habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (scrub habitat) or boundaries (hedgerow) of any new developments on site’.	No further recommendations.
YL-R-03	Medium B density residential development respecting the densities and character of adjoining development. The site	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	supports meadow grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site.							
YL-R-04	Medium B density residential development respecting the densities and character of adjoining development. Provision should be made to allow access to lands to the Agricultural lands to the south (YL-AG-04) to allow for possible future development.	PHH, ACF,		BFF	S, L, CH, W, MA,	The site supports meadow grassland habitat and hedgerows which are of ecological value. Consider expanding the objective to recognise them.	Proposed additional text in objective as follows;  ‘The site supports meadow grassland habitat and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site’.	No further recommendations.
YL-R-05	Medium B density residential development respecting the densities and character of adjoining development.	PHH, ACF,		BFF	S, L, CH, W, MA,	The site supports meadow grassland habitat and hedgerows which are of ecological value. Consider expanding the objective to	Proposed additional text in objective as follows;  ‘The site supports meadow grassland habitat	No further recommendations.

						ensure, where possible, that these habitats are retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site.	and hedgerows which are of ecological value. Where possible these habitats should be retained and incorporated into open space areas (grassland) or boundaries (hedgerow) of any new developments on site'.	
YL-X-01	<p>Mixed use development to include offices or small scale business units, perhaps with a craft / tourism orientation, or residential use / sheltered housing / nursing home or hotel in keeping with the neighbouring uses and its proximity to the existing shops and services.</p> <p>The plaque on the southern facade of the former Seafield textiles building is a protected structure (3202) and any development proposal needs to address this important conservation aspect of the site in both a sensitive and achievable manner.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	<p>The site supports meadow grassland which has some ecological value. (dry meadows). Where possible this should be retained and protected by designing open space portions of any new development around it.</p>							
YL-B-01	<p>Business development to include retail warehousing. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area.</p> <p>The site is bounded to the north by an area of Wet Willow Alder Ash Woodland. This woodland forms an effective buffer between the estuary and this zone and should be retained and protected.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-B-02	<p>Business development.</p> <p>The site supports meadow grassland which has some ecological value. (dry meadows). Where possible this should be retained and protected by</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	

	designing open space portions of any new development around it.							
YL-B-03	Business development	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-I-01	<p>Large scale industry to include warehousing, storage and logistics. Development proposals should also be subject to a Traffic and Transport Assessment and Road Safety Audit.</p> <p>The site supports mature hedgerows and an area of scrub woodland. These habitats should be retained and protected and integrated into new development where possible. ^</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	Part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-I-02	Port related activities.	PHH,		W, MA,	S, ACF, L, CH BFF,	Site is subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-T-01	Town Centre Core area. This is the primary and preferred location for any new retail development in Youghal.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	<p>a) Promote the development of this area as the primary location for retail and other uses that provide goods or services principally to visiting members of the public and the priority area and preferred location for new retail development.</p> <p>b) Encourage greater use of backland areas and promote the development of brownfield sites within the town centre area where new development can positively contribute to the commercial vitality of the town centre.</p> <p>c) Encourage the use of upper floors of existing buildings for residential and office use.</p> <p>d) Continue to enhance the streetscape and heritage assets of the town centre and continue with environmental improvements.</p> <p>e) Encourage a sustainable mix of land uses in the core retail/town centre area.</p> <p>*</p>							
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YL-T-02	Support primarily convenience retail uses in this ancillary retail area	PHH,		W, MA,	S, ACF, L, CH BFF,	Site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-T-03	Support primarily convenience retail uses in this ancillary retail area.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-T-04	Neighbourhood Centre: Small scale neighbourhood centre servicing the local community only and of such a scale as to avoid competing with or detracting from the services provided by the town centre and its environs.  *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-C-01	Educational use. Developments should be consistent with and complementary to the primary educational function of the site. This area supports meadow grassland which has some ecological value. Where possible this should be retained and protected by designing open space portions of any new development around it.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

YL-C-02	Hospital. Developments complementary to and consistent with the primary healthcare usage of the land. Existing mature healthy trees to be retained.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-C-03	St Raphael's Centre. Developments should be consistent with and complementary to the primary educational function of the site.	PHH, ACF,		BFF	S, L, CH, W, MA,	Site contains scrub habitat of local ecological value. Consider recognising in the objective.	Existing development. No change.	No further recommendations.
YL-U-01	Wastewater Treatment Plant					Is this mapped?	Objective has been removed.	No further recommendations.
YL-U-02	Reservoir					Is this mapped?	Objective has been removed.	No further recommendations.
YL-GC-01	This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The site forms part of a significant ecological green infrastructure corridor with high local biodiversity value. The existing pattern of land uses will remain largely unchanged. Parts of this site are at risk of flooding. Opportunities to enhance the	PHH,		W, MA, BFF	S, ACF, L, CH,	Full SEA to be completed following SFRA.  The site contains dry meadows of local biodiversity value. Consider recognising in the objective.	Noted.	Further comments pending completion of updated SFRA

	biodiversity value of this site should be encouraged. *							
YL-GC-02	This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	PHH MA, ACF, L,			CH S, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-GC-03	This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal. The existing pattern of land uses will remain largely unchanged.	PHH ACF,		BFF,	S, L, CH W, MA	The site contains dry calcareous and neutral grassland of local biodiversity value. Consider recognising in the objective.	Mention dry calcareous and neutral grassland in Objective.  ‘The site contains dry calcareous and neutral grassland which are of local biodiversity value.’	No further recommendations.
YL-GA-04	Youghal Rugby Football Club: Maintain existing playing pitch and sports facilities. Further development of the site should be complementary to and consistent with the primarily sports related uses on site.	PHH MA, ACF		BFF	CH S, L, W,	No change considered necessary.	No response required	No further recommendations.

YL-GC-05	<p>This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.</p> <p>*</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-GC-06	<p>This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The site forms part of a significant ecological green infrastructure corridor adjoining the estuary and supports wetland habitats including salt marshes, reed beds, marshes and lagoons. The existing pattern of land uses will remain largely unchanged. Parts of this area are important for overwintering wetland birds associated with the estuary. There may be opportunities for biodiversity enhancement of this</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	<p>Full SEA to be completed following SFRA.</p> <p>Consider extending the zoning to include the small area of wetlands (freshwater marsh) located to the southeast of YL-T-02 that is of local biodiversity value.</p>	Extend YL-GC-06 into this area of freshwater marsh.	<p>Change supported.</p> <p>Further comments pending completion of updated SFRA</p>

	area which should be encouraged. *							
YL-GC-07	Open Space. The zone lies within both the Blackwater River SAC and the Blackwater Estuary SPA. It forms part of a significant ecological green infrastructure corridor and supports wetland habitats including mudshores and estuaries. This is an important site for overwintering wetland birds which should be retained in an undisturbed state.	PHH,		W, MA,	S, ACF, L, CH BFF,	Part of the site is subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-GA-08	GAA Sports uses. Further development of the site should be complementary to and consistent with the primarily sports related uses on site.	PHH MA, ACF		BFF	CH S, L, W,	No change considered necessary.	No response required	No further recommendations.
YL-GR-09	Quarry Garden Park (Public Park recreational area), further development of the site should be complementary to and consistent with the primarily sports related uses on site.	PHH,		BFF,	S, ACF, L, CH W, MA,	Consider extending the zoning westwards to include the full extent of the quarry woodlands of local biodiversity value.	Noted. No change proposed. Residential uses to the west of the site area.	No further recommendations.
YL-GR-10	Millennium Town Park - usages and developments complementary to and consistent with the primarily	PHH MA, ACF			CH S, L, W,	No change considered necessary.	No response required	No further recommendations.

	leisure and amenity character of the land.				<b>BFF</b>			
YL-GR-11	<p>College Gardens (existing Public Park): usages and developments complementary to and consistent with the primarily leisure and amenity character of the land. It shall be an objective to improve the signage so as to indicate the public nature and accessibility of the public park.</p> <p>It shall be an objective to reconfigure the landscaping immediately inside the entrance to better indicate the semi public areas adjacent to the convent and public areas of the town park. This is to ensure that visitors to the town interpret the park as being a publicly accessible space.</p>	PHH, ACF,		BFF,	S, L, CH W, MA,	<p>Site contains scattered trees and broadleaved woodland of local biodiversity value.</p> <p>Consider recognising in the objective.</p>	<p>Noted. Update text in objective to recognise broadleaved woodland of local biodiversity value.</p> <p>‘The park contains scattered trees and broadleaved woodland which are of local biodiversity value’.</p>	No further recommendations.
YL-GA-12	Ardrath Park: usages and developments complementary to and consistent with the primary leisure and sporting character of the land.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

YL-GR-13	Memorial Park: Public Park: usages and developments complementary to and consistent with the primary leisure and amenity character of the land.	PHH MA, ACF			CH S, L, W, BFF	Site is subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-GA-14	Existing Golf course: usages and developments complementary to and consistent with the primary sporting usage of the land. It shall be an objective to encourage the layout and landscaping of the course to ensure that players do not endanger persons or property on adjoining lands.	PHH,		W, MA,	S, ACF, L, CH BFF,	A small portion of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-GR-15	Existing Greyhound Track: usages and developments complementary to and consistent with the primary leisure and sporting character of the land.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-GC-16	This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal and should be maintained as open space.	PHH ACF,		BFF,	S, L, CH W, MA	This site also contains scrub, dry meadows and dense bracken of local biodiversity value. Consider recognising in the objective.	Noted. Update text in objective to recognise scrub, dry meadows and dense bracken which are of local biodiversity value.  ‘This site also contains scrub, dry meadows and	No further recommendations.

							dense bracken which are of local biodiversity value’.	
YL-GC-17	Maintain Open Space.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
YL-GA-18	Development of a service station and tourist related active open space incorporating the protection and enhancement of the historic structures on site (Youghal Brickworks is a designated Protected Structure, RPS No. 415 and a Recorded Monument COO67-12 and the area also contains a standing stone which is a Recorded Monument (CO 067-071) and providing for a significant area of open space along the northern and western boundaries. This site supports wet and dry woodland and scrub habitat and forms an important protective buffer to the estuary.  Proposals for development within this area should be designed to	PHH,		W, MA,	S, ACF, L, CH BFF,	Reconsider suitability of service station use on this site having regard to the historic value of the site.  Part of the site is subject to flooding. Full SEA to be completed following SFRA.	Service station use is to be taken out of the GA-18 site area and given a separate Business Objective i.e. YL-B-04.	See SEA of YL-B-04. No further recommendations.



	<p>provide for the protection and preservation of the historic structures on the site in an appropriate setting and shall be accompanied by an archaeological and architectural assessment.</p> <p>Proposals for development should also provide for the retention and protection habitats of high natural value on the site and within the adjoining estuary and for the avoidance of disturbance to birds using the estuary.</p>							
YL-GC-19	<p>Open Space. This zone supports habitats of ecological value including swamps and reedbeds as well as unimproved grassland habitats. The area is within a flood risk zone. The existing pattern of land uses will remain largely unchanged. There may be opportunities for biodiversity enhancement of this area which should be encouraged.</p>	PHH, ACF,		BFF,	S, L, CH, W, MA	<p>Full SEA to be completed following SFRA.</p> <p>Consider expanding the GC zone westwards to include the full extent of lands known as ‘Ballyvergen’ of local biodiversity value to link to YL-GC-23.</p>	Noted, no change proposed. Scrub area along the old railway line.	Further comments pending completion of updated SFRA
YL-GC-20	<p>Open Space. This area of coastline includes part of the Blackwater River SAC and the</p>	PHH, ACF,		BFF,	S, L, CH	<p>Consider extending this GC zone to include the area of Ballyvergan Marsh pNHA and</p>	Noted, no change proposed. Extensive areas of green infrastructure	Consider extending the YL-GC-20 zone to zone the area of Ballyvergan

	Blackwater Estuary SPA. It supports intertidal habitats which should be protected. There may be opportunities to enhance the biodiversity value of this area, which should be encouraged.				W, MA,	other wetland habitats within the settlement boundary at this location.	already included including YL-GC-19, YL-GC-20, YL-GC-22, and YL-GC-23.	Marsh pNHA and other wetland habitats as green infrastructure (rather than remaining unzoned as proposed).
YL-GC-21	Open Space. This area supports habitats of local biodiversity value including salt marsh and unimproved grasslands. It provides an important buffer to the estuary. The existing pattern of land uses will remain largely unchanged. There may be opportunities for biodiversity enhancement of this area which should be encouraged.	PHH,		W, MA,	S, ACF, L, CH BFF,	Part of the site is subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL-GC-22	Open Space. This zone supports habitats of ecological value including swamps and reedbeds. The area is within a flood risk zone. The existing pattern of land uses will remain largely unchanged. There may be opportunities for biodiversity enhancement of this area which should be encouraged.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

YL-GC-23	Open Space. This zone supports habitats of ecological value including swamps and reedbeds. The area is within a flood risk zone. The existing pattern of land uses will remain largely unchanged. There may be opportunities for biodiversity enhancement of this area which should be encouraged.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
YL – AG-01	Agriculture	L,		W, MA,	S, ACF, CH BFF, PHH,	Part of the site is subject to flooding. Full SEA to be completed following SFRA. See general comment regarding agricultural zoned land at end of table.  The site contains the Cock-and-the-Bull Woodlands of important local biodiversity value. Consider recognising in the objective.	Noted. Include additional text in objective recognising the Cock-and-the-Bull Woodlands which are of important local biodiversity value.  'Agriculture. The site contains the Cock-and-the-Bull Woodlands which are of important local biodiversity value'.	Text change supported. Further comments pending completion of updated SFRA
YL – AG-02	Agriculture	L,		MA, ACF,	S, CH BFF, W,P HH,	See general comment at end of table.		No further recommendations.

YL – AG -03	Agriculture	L,		MA, ACF,	S, CH BFF W,, PHH,	See general comment at end of table.		No further recommendations.
YL – AG -04	Agriculture	L,		MA ACF,	S, W, CH BFF, PHH,	See general comment at end of table.		No further recommendations.
YL-B-04 +	Business uses including a service station. *	PHH,		ACF, L, CH BFF, W,	S, MA	New objective included after pre-draft version.		Review suitability of YL-B-04 Youghal zoning as the site is subject to flooding, is located on lands of historic significance associated with the Youghal Brickworks, and is located on sensitive lands directly adjacent to an SAC, pNHA and SPA.
<b>General SEA Comments for Youghal</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider an objective to provide state of the art enterprise facilities and opportunities for remote working in Youghal as recognized in RSES.							The text of the plan recognises the importance of the existing Youghal e-centre (Enterprise Youghal Centre).	No further recommendations.

Objective for the harbour?	Noted. No change. YL-I-02 included for Port Related Activities.	No further recommendations.
Consider an objective that recognises Youghal as a boundary town with potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.	Noted. No change.	Consider updating the text of Volume 4 Chapter 3 East Cork to recognise Youghal as a boundary town with significant cross-border potential for social and economic initiatives to drive sub regional growth in shared hinterlands with Co. Waterford.
Reconsider the quantum of zoned agricultural land located centrally within the settlement having regard to compact growth.	Noted. No change. This land is identified for agricultural use for the lifetime of this plan. It is considered that there is a sufficient amount of land available in the town to achieve the population growth targets for the town.	No further recommendations.

## Key Villages

### Castlemartyr

#### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
CM-DB-01	Within the development boundary of Castlemartyr it is an objective to encourage the development of up to 227 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
CM-DB-02	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
CM-DB-03	The green infrastructure, biodiversity and landscape assets of Castlemartyr include its river corridor, mature trees, woodlands and Clasharinka Pond pNHA. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
CM-R-01	Medium B density residential development. To include connectivity with adjoining development to the north and west.	PHH MA, ACF		BFF	CH S, L, W,	The site contains mature hedgerows and scattered trees. Consider addressing in the objective.	Update objective to include additional text.  ‘The site contains mature hedgerows and scattered trees which are of important local biodiversity value’.	No further recommendations.
CM-R-02	Medium B density residential development. To include connectivity with adjoining development to the south which connects to the N-25.	PHH,		W, MA, BFF,	S, ACF, L, CH	Part of the site appears to be subject to pluvial flooding. Full SEA to be completed following SFRA.  The site contains mature hedgerows and scattered trees.	Update objective to include additional text.  ‘The site contains mature hedgerows and scattered tree which are of important local biodiversity value’.	Text change supported. Further comments pending completion of updated SFRA

						Consider addressing in the objective.		
CM-T-01	<p>Facilitate expansion of the village core area, subject to satisfactory vehicular and pedestrian access, whilst also preserving the grain and architectural character of the streetscape, and to include a mix of uses such as general office, retail, office based industry, community facilities, residential development and an element of off street parking.</p> <p>Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape.</p> <p>Where appropriate development should be in the form of terraced development / courtyard schemes. New development should consolidate and strengthen the existing village core, be sympathetic to the scale and character of the village, contribute to the compact form of the village and respect the views and settings</p>	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA



	of existing heritage buildings in the village. *							
CM-GA-01	Castlemartyr GAA - Maintain existing playing pitches. These lands provide an important amenity for the village and form an important part of the long-term strategic gap between Castlemartyr and Ladysbridge.	PHH, MA L, ACF,			S, CH BFF, W,	No change considered necessary.	No response required	No further recommendations.
CM-GR-02	Castlemartyr Woodland – retain and protect woodland which is of recreational, amenity and biodiversity value.					Consider extending this zone to include the area of woodland to the north.	Noted, no change proposed. Waste Water Treatment plant on site.	No further recommendations.
CM-B-01	Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit. * ^	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
CM-U-01	Proposed by-pass. (CCC recently commissioned pre-feasibility study of by-pass of Castlemartyr for north and south routes). *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
CM-U-02	Develop an amenity walk along the bank of the River Kilttha. Any	PHH MA, ACF		W,	CH S,	Consider zoning the greenfield land in the floodplain, to the	Objective includes text that protects the riverbank.	No further recommendations.

	proposed new riverine walks will need to be set back to protect riverbank, habitats and species and should be designed in accordance with IFI (Inland Fisheries Ireland) guidelines.				L, BFF	east of CM-U-02 as green infrastructure.	‘Any proposed new riverine walks will need to be set back to protect riverbank, habitats and species and should be designed in accordance with IFI (Inland Fisheries Ireland) guidelines.	
CM-U-03	Develop pedestrian access between the proposed extended village centre and the existing main street.	PHH MA, ACF			CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
CM-AG-01	Agriculture	L,		MA ACF,	S, W, CH BFF, PHH,	No change considered necessary.	No response required	No further recommendations.
CM-AG-02	Agriculture	L,		MA ACF,	S, W, CH BFF, PHH,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments on Castlemartyr</b>							<b>Planning Authority Response</b>	<b>SEA Conclusions</b>
Overall, consider a green infrastructure zoned corridor along the undeveloped sections of the river.							No change proposed.	No further recommendations.
Consider a general SuDS objective and protection of groundwater in all villages in the East Cork MD.							Covered in Volume 1 of the plan.	No further recommendations.

## Cloyne

### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
CY-DB-01	Within the development boundary of Cloyne it is an objective to encourage the development of up to 248 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
CY-DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	does not fall below legally required levels.							
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
CY-R-01	Medium B density residential development. To include connectivity to the village centre.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
CY-R-02	Medium B density residential development. To include connectivity to the village centre.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CY-R-03	Medium B density residential development. To include connectivity to the village centre.	PHH		ACF MA,	CH S, W, BFF L,	Also consider pedestrian and cycle connectivity to the residential lands to the east (Tur Chluana and CY-R02)	Noted. No change proposed.	No further recommendations.
CY-T-01	Village core extension including convenience and comparison shopping, commercial and residential uses and to include an element of off-street parking and satisfactory pedestrian access to the main streets. Development within the core of the village shall be designed to a high standard	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

	<p>and reinforce the character of the streetscape.</p> <p>Where appropriate development should be in the form of terraced development / courtyard schemes. New development should consolidate and strengthen the existing village core, be sympathetic to the scale and character of the village, contribute to the compact form of the village and respect the views and settings of existing heritage buildings in the village.</p> <p>*</p>							
CY-GA-01	Maintain existing open space and recreation area. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
CY-GA-02	Retain existing sports pitches.	PHH,		W, MA,	S, ACF, L, CH BFF,	A small part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
CY-GR-03	Open space and community uses. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA

CY-X-01	Facilitate the development of a tourist attraction based on the cave network and the historical structures associated with the lands at Cloyne House. This will involve comprehensive proposals for the protection and preservation of the historic structures and landscaping on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of interpretive facilities and associated tourist related non high street commercial uses.	PHH,		W, MA,	S, ACF, L, CH BFF,	It would appear that the cave network is associated with the Cathedral? Are the caves mapped/noted somewhere?  NIAH for Cloyne House does not include any caves as notable features.  Reconsider tourist related commercial uses on the site having regard to the architectural heritage character of the curtilage.	Noted, no change proposed.	Review tourist related commercial uses on CY-X-01 site in Cloyne having regard to the architectural heritage character of the curtilage of the site.
CY-U-01	Maintain amenity walk.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
CY-AG-01	Agriculture	L,		MA ACF,	S, W, CH BFF, PHH,	No change considered necessary.	No response required	No further recommendations.
CY-AG -02	Agriculture	L,		MA ACF,	S, W, CH BFF, PHH,	No change considered necessary.	No response required	No further recommendations.
CY-AG -03	Agriculture	L,		MA ACF,	S, W,	No change considered necessary.	No response required	No further recommendations.

					CH BFF, PHH,			
<b>Whitegate and Aghada</b>								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
WG-DB-01	Within the development boundary of Whitegate & Aghada it is an objective to encourage the development of up to 60 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
WG-DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Wastewater infrastructure must be capable of	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.							
WG-DB-03	Part of the settlement is at risk of flooding. See Flood Risk Objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
WG-DB-04	The green infrastructure assets of Whitegate and Aghada include its marine and coastal and wetland habitats as well as mature trees and areas of woodland and coastal grass and heathland. Much of the shoreline and marine area forms part of the Cork Harbour SPA and are also included within proposed Natural Heritage Areas. The area is an important over wintering site for significant numbers of a range of wetland bird species. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.



	is compatible with the requirements of nature conservation directives.							
Specific Objectives								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
WG-R-01	Medium C Density Residential Development	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
WG-R-02	Medium C Density Residential Development	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
WG-R-03	Medium C Density Residential Development	PHH MA, ACF		BFF L,	CH S, W,	No change considered necessary.	No response required.	No further recommendations.
WG-I-01	Development of small to medium scale energy related uses, including research and development, maintenance and transport uses. Any development proposals shall provide for the upgrading of the county road adjoining the site up to the	PHH MA,			S, ACF, CH W, BFF, L,	No change considered necessary.	No response required	No further recommendations.

	junction with the R630 regional road.							
WG-I-02	Development of uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments.	PHH MA,			S, ACF, CH W, BFF, L	No change considered necessary.	No response required	No further recommendations.
WG-I-03	Development of uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.

	and to the provision of appropriate structural landscaping.							
WG-I-04	Provision for the extension of the adjoining established industry area including new port related activities and bulk liquid storage. Special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site shall include proposals for the provision of long term structural landscaping on site WG-O-16.	PHH MA,		CH	S, ACF, W, BFF, L,	The site has a ringfort recorded monument. Consider recognising in the objective.	Include additional text for protection of recorded monuments on site.  ‘Proposals on this site shall also include adequate measures for the protection of recorded monuments on site’.	No further recommendations.
WG-I-05	Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  Reconsider approach to archaeology on the site- with avoidance and protection of the recorded monuments. Consider archaeological assessment as a requirement for any proposed development close to the recorded monuments.	Noted. Archaeological protection covered in objective.	Further comments pending completion of updated SFRA

	<p>western and southern site boundaries. The site contains Recorded Monument CO088-030 – Castle unclassified and CO088-105 &amp; 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment.</p> <p>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>*</p>							
WG-I-06	<p>Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should</p>	PHH,		W, MA, CH	S, ACF, L, BFF,	<p>Reconsider approach to archaeology on the site- with avoidance and protection of the recorded monuments. Consider archaeological assessment as a requirement for any proposed development close to the recorded monuments</p> <p>RSES recognises that Whitegate refinery is a key</p>	Noted. Archaeological protection covered in objective.	Further comments pending completion of updated SFRA

	<p>take this into account and may require an archaeological assessment.</p> <p>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p>				<p>national and regional asset in terms of developing bio-energy and will be responsible for the production of a significant element of the national bio-fuel substitution target. Technology developments could provide potential to store carbon dioxide from electricity generation in depleted offshore reservoirs; Consider recognizing this in the objective.</p> <p>The site contains woodlands and grasslands of local biodiversity value- consider recognizing in the objective.</p> <p>A small part of the site is subject to pluvial flooding. Full SEA to be completed following SFRA</p>			
WG-GC-01	<p>Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special</p>	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.

	Protection Area and is not suitable for development.							
WG-GR-02	Retain open space. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. This land may be suitable for open space and recreational uses such as a public park and playground.	PHH, L,		BFF,	S, ACF, CH MA W,	Reconsider wording of objective if area is not suitable for development.	No change proposed.	No further recommendations.
WG-GA-03	Lower Aghada Tennis and Sailing Club. Maintain existing sports facilities and active recreation uses. This zone is within Cork Harbour Special Protection Area and is not suitable for development. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
WG-GC-04	Retain open space where existing land uses will remain largely unchanged. This zone is within Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.

	village of Aghada and industrial areas to the west.							
WG-GC-05	Retain open space where existing land uses will remain largely unchanged. This zone is within Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GC-06	Retain open space where existing land uses will remain largely unchanged. The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.

WG-GC-07	Retain open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Whitegate and industrial areas to the north and east.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GC-08	Retain open space for visual amenity. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GA-09	Whitegate Playground. Maintain existing open space and existing play area. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GC-10	Retain open space for visual amenity.	PHH, BFF, L,			S, ACF,	No change considered necessary.	No response required	No further recommendations.



					CH MA W,			
WG-GC-11	Retain open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GA-12	Corkbeg Ptich and Putt Club and Corkbeg AFC. Maintain existing sports facilities and active recreation uses. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
WG-GC-13	Retain open space to provide a long-term, structural landscape setting for the adjoining oil refinery. This zone is adjacent to	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.

	Cork Harbour Special Protection Area and is not suitable for development. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.							
WG-GC-14	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GC-15	Retain open space to provide a long-term, structural landscape setting for the adjoining oil refinery. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	PHH, BFF, L,			S, ACF, CH MA W,	No change considered necessary.	No response required	No further recommendations.
WG-GC-16	Open space comprising a mix of agricultural land uses and structural tree planting to provide a mature landscape setting for the	PHH,		W, BFF,	S, ACF, L, CH MA	Consider extending this zoning to include the area to the west which bounds the shore.	WG-GC-16 Extended on map to include shoreline.	No further recommendations.

	adjoining oil refinery. Appropriate landscape proposals for this site will be brought forward as part of proposals for the development of the site WG-I-04.							
WG-GC-17	Open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	PHH, MA, L			S, ACF, W, BFF CH,	No change considered necessary.	No response required	No further recommendations.
WG-X-01	Area with potential for major, large-scale energy and renewable energy related development, including port-related activities and bulk liquid storage and processing activities. The siting and design of large structures or buildings shall have regard to the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. It is not intended that the entirety of this site be development but that proposals for	PHH,		W, MA, BFF CH,	S, ACF, L,	Consider refining this objective to renewable energy only given national and international commitments regarding energy and phasing out of fossil fuels.  If this is site for Ireland's Energy Park recognize this in the objective.  The western boundary of the site contains Annex I habitat of residual alluvial forest. The site also contains a number of recorded sites and monuments	Include additional text for protection of recorded monuments on site.  'Proposals on this site shall also include adequate measures for the protection of recorded monuments on site'.	Further comments pending completion of updated SFRA

	the development of the site shall include for the provision of long term structural landscaping with particular attention to the site boundaries and existing residential development. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council.					including ring forts, holy well Consider recognizing in the objective.  A small part of the site is subject to pluvial flooding. Full SEA pending SFRA.		
WG-C-01	Maintain the existing primary school uses.	PHH,		MA,	S, ACF, W, L, BFF CH,	This site is a greenfield site- is it for future expansion of the adjacent school? Consider clarifying the zoning objective.	Update the text of the objective as suggested.  'Maintain the site for the future expansion of the school'.	No further recommendations.
WG-U-01	Pedestrian walk from Rostellan Wood along the shore of Cork Harbour.  This route is adjacent to Cork Harbour Special Protection Area. Any further development here will need to be carefully designed to ensure the avoidance of disturbance related impacts to	PHH ACF, MA,		BFF	S, L, CH, W,	Consider zoning the pathway as green infrastructure to include the Annex I habitat, the pNHA and SPA along the shoreline.  Consider extending the coastal route to Fort Davis, Roches Point etc.	Noted.	It is noted the land between the shoreline was subsequently zoned green infrastructure. Change supported.  Further comments pending completion of updated SFRA

	birds and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.					Part of the route is located on lands subject to flooding. Full SEA pending SFRA.		
<b>General SEA Comments on Whitegate/ Aghada</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning the SPA and pNHA as green infrastructure rather than un-zoned/existing built up area.							Green Infrastructure Zonings extended to include SPA and pNHA.	No further recommendations.
Consider zoning the undeveloped land between the road and shoreline as green infrastructure.							Included as Green Infrastructure.	No further recommendations.
<b>Killeagh</b>								
Old LAP site reference in <b>red</b>								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
KL-DB-01	Within the development boundary of Killeagh it is an objective to encourage the development of up to 135 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.

KL-DB-02	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
KL-DB-03	It is an objective to complete the development of the Midleton to Youghal Greenway and identify and seek to develop suitable walking and cycle links to Killeagh village centre to maximise access to and use of the Greenway where feasible.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
KL-T-01	Facilitate expansion of the village centre subject to satisfactory vehicular and pedestrian access, whilst also preserving the architectural character of the streetscape, and to include a mix of uses such as general office, retail, office based industry, community facilities, residential development and an element of off street parking. Access to the river	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.  The south-eastern part of the site is also subject to pluvial flooding.	Noted.	Further comments pending completion of updated SFRA

	<p>to be provided with a buffer area for amenity uses/open space on the riverbank.</p> <p>Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape.</p> <p>Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>New development should consolidate and strengthen the existing village core, be sympathetic to the scale and character of the village, contribute to the compact form of the village and respect the views and settings of existing heritage buildings in the village.</p> <p>Facilitate the re-use of the lands and structures on the Killeagh Mills site for appropriate uses (mixed use type development would be acceptable such as offices, residential, commercial, retail), provided the character of</p>							
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	the mills remains intact and the conservation of the structure is ensured. *							
KL-B-01	Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit. * ^	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA. Site is also subject to pluvial flooding.	Noted.	Further comments pending completion of updated SFRA
KL-GA-01	Protect the special character and amenity value of Glenbower Wood.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
KL-GR-02	GAA - Maintain existing sports and amenity area.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
KL-C-01	Proposed new Primary School.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
U-01	Maintain amenity walk through Glenbower Wood. Any proposed new riverine walks along the River Dissour will need to be set back to protect river bank, habitats and species and should be designed in	PHH,		W, MA,	S, ACF, L, CH BFF,	The walk is proposed on land subject to flooding. Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA



	accordance with IFI (Inland Fisheries Ireland) guidelines.							
U-02	Extend public footpaths and lighting to the north and south of the village centre to connect with the proposed new school and the proposed MY Greenway. Any proposed new riverine walks along the River Dissour will need to be set back to protect river bank, habitats and species and should be designed in accordance with IFI (Inland Fisheries Ireland) guidelines.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
U-03	Proposed by pass. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Villages</b>								
<b>Ballincurrig</b>								
Old LAP site reference in red								
<b>General Objectives</b>								
<b>Objective</b>	<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>	

DB-01	Within the development boundary of Ballincurrig it is an objective to encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	It is an objective to implement traffic calming measures in the village and to extend footpaths and public lighting within the village.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	does not fall below legally required levels.							
DB-O4	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
U-01	Develop and maintain amenity walk.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
GA-01	Open space and amenity area including provision for playing pitches.	PHH MA, ACF		BFF L,	CH S, W,	No change considered necessary.	No response required.	No further recommendations.
<b>General SEA Comments for Ballincurrig</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning the undeveloped riparian margins of the river as green infrastructure.							Noted, no change.	No further recommendations.

## Ballycotton

Old LAP site reference in red

### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Subject to the upgrading of the village's wastewater treatment facilities, within the development boundary of Ballycotton it is an objective to encourage the development of up to 45 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	It is an objective to secure the provision of a children's playground in the village.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
DB-03	The green infrastructure features of Ballycotton include its marine and coastal and wetland habitats, areas of coastal grass and heathland and Ballycotton Islands. Shoreline and wetland habitats support high numbers of overwintering wetland bird species and this area is designated as a	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	<p>Special Protection Area and proposed to be designated as a Natural Heritage Area.</p> <p>New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.</p>							
DB-O4	<p>Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the ensures the protection of the Ballycotton Bay SPA and associated wetlands, must be provided and be operational in advance of the commencement of any discharges from development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.</p>	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

Specific Objectives								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
GC-01	Passive open space. This coastal site is important to the setting of the village and within Ballycotton Bay Special Protection Area. There is a presumption against development on these lands because of the importance of preserving views over the wider coastal area and in the interests of protection of the species for which the SPA is designated.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
GA-02	Protect and maintain amenity use.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
U-01	Develop and maintain amenity walk.	PHH MA, ACF			CH S, L, W, BFF	Consider extending and connecting to UO-03 or east to U-02.	Noted. No change proposed.	No further recommendations.
U-02	Develop and maintain amenity walk.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

U-03	Maintain coastal amenity walk.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
X-01	Opportunity site for tourist related uses including hotel, hostel, restaurant, bar or heritage centre / museum.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
<b>General SEA comments for Ballycotton</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider a general objective for the harbour							Noted, no change.	No further recommendations.
Consider zoning the SPA and pNHA located within the settlement boundary as green infrastructure.							pNHA outside the development boundary. Small area of SPA inside the boundary and covered by Flood Zone A. Extending GC-01 to the north.	No further recommendations.

## Ballymacoda

Old LAP site reference in **red**

### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Subject to the upgrading of the village's wastewater treatment facilities, within the development boundary of Ballymacoda it is an objective to encourage the development of up to 12 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The green infrastructure features of Ballymacoda include marine and coastal and wetland habitats which adjoin the village. Shoreline and wetland habitats support high numbers of overwintering wetland bird species and this area is designated as a Special Protection Area as well as a Special Area of Conservation.  New development should be sensitively designed and planned	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.



	to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.							
DB-03	Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the Ballymacoda Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
DB-04	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
U-01	Provide pedestrian access to the village main street.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
<b>General SEA Comments for Ballymacoda</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning the undeveloped riparian margins of the Gortavadda river as green infrastructure.							Defer until we have updated flood maps.	Further comments pending completion of updated SFRA
<b>Dungourney</b>								
<b>General Objectives</b>								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary of Dungourney it is an objective to encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	It is an objective to implement traffic calming measures in the village which include the proper	PHH MA,			CH S, L, W,	No change considered necessary.	No response required	No further recommendations.

	demarcation of the road edge and car parking spaces.				BFF ACF			
DB-03	It is an objective to secure the provision of a multi-use community building either through the re-use of an existing building within the village boundary or as part of the development of the active open space uses on GA-02.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
DB-04	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

DB-05	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
GR-01	Retain playing pitches.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
GA-02	It is an objective that these lands to the west of the Dungourney River be developed for active public open space and linked with the provision of amenity walk U-01. Parts of this site are at risk of flooding. *	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
U-01	Develop and maintain amenity walk. Any proposed new riverine walks along the Dungourney River will need to be set back to protect riverbank, habitats and species and should be designed in	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

	accordance with IFI (Inland Fisheries Ireland) guidelines.							
<b>General SEA Comments for Dungourney</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Consider zoning the undeveloped riparian margins of the Dungourney river as green infrastructure.							Defer until we have updated flood maps.	Further comments pending completion of updated SFRA
<b>Ladysbridge</b>								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Ladysbridge it is an objective to encourage the development of up to 40 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

GA-01	New open space and recreation area.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
<b>Lisgoold</b>								
Old LAP site reference in red								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Within the development boundary of Lisgoold it is an objective to encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.							
DB-03	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
U-01	Develop and maintain amenity walk. Any proposed new riverine walks will need to be set back to protect riverbank, habitats and species and should be designed in accordance with IFI (Inland Fisheries Ireland) guidelines.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.

General SEA Comments for Lisgoold						Planning Authority Response	SEA Conclusion	
Consider zoning the undeveloped riparian margins of the river as green infrastructure.						Defer until we have updated flood maps.	Further comments pending completion of updated SFRA.	
Mogeely								
General Objectives								
Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary of Mogeely it is an objective to encourage the development of up to 48 additional dwelling units during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	It is an objective to implement traffic calming measures in the village, including measures to prevent inappropriate roadside parking.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
DB-03	It is an objective to complete the development of the Midleton to Youghal Greenway and identify and seek to develop suitable walking and cycle links to Mogeely	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.



	village centre to maximise access to and use of the Greenway where feasible.							
DB-O4	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>Recommendation</b>	<b>Response</b>	
GA-O1	Maintain and improve active open space and amenity area including the children's playground and sports uses.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.

<b>Saleen</b>								
Old LAP site reference in <b>red</b>								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-O1	Within the development boundary of Saleen it is an objective to encourage the development of up	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of	No response required	No further recommendations.

	to 50 additional dwelling units during the plan period.					water services capacity at strategic settlement level.		
DB-02	It is an objective to implement the traffic management proposals for Saleen contained in the Midleton to Whitegate R630 Traffic Management Study and to require that any new development adheres fully to, and where appropriate implements, the recommendations of that Study.	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.
DB-03	The green infrastructure features of Saleen include the Poul nabibe Inlet adjoining the village which forms part of the Cork Harbour SPA and an area of semi-natural woodland. Shoreline and wetland habitats support high numbers of overwintering wetland bird species and this area is designated as a Special Protection Area as well as a Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.

	is compatible with the requirements of nature conservation directives.							
DB-O4	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
DB-O5	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
U-01	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area and any further development here will need to be carefully designed to ensure the avoidance of disturbance related impacts to birds and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.	PHH		ACF MA,	CH S, W, BFF L,	No change considered necessary.	No response required	No further recommendations.
U-02	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area and any further development here will need to be carefully designed to ensure the avoidance of disturbance related impacts to birds and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.

U-03	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area and any further development here will need to be carefully designed to ensure the avoidance of disturbance related impacts to birds and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives.	PHH MA, ACF		BFF L,	CH S, W,	No change considered necessary.	No response required.	No further recommendations.
C-01	Provision for extension to primary school.	PHH MA, ACF			CH S, L, W, BFF	No change considered necessary.	No response required	No further recommendations.
GR-01	Maintain open space to provide for a long term mature landscape setting for the village. Proposals for the long term maintenance and management of the wood land and its use for informal recreation will be encouraged. The existing amenity walk shall be retained.	PHH ACF L,			CH S, W, MA, BFF	No change considered necessary.	No response required	No further recommendations.

## Shanagarry/Garryvoe

Old LAP site reference in red

### General Objectives

Objective		+	-	?	N	SEA Initial Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Within the development boundary of Shanagarry/Garryvoe it is an objective to encourage the development of up to 70 houses during the plan period.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
DB-02	The green infrastructure features of Shanagarry/Garryvoe include its marine, coastal and the Ballycotton, Ballynamona and Shanagarry proposed Natural Heritage Area. The area supports high numbers of overwintering wetland bird species.  New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the	PHH MA,			CH S, L, W, BFF ACF	No change considered necessary.	No response required	No further recommendations.

	requirements of nature conservation directives.							
DB-O3	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the ensures the protection of the Ballycotton Bay SPA and associated wetlands, must be provided and be operational in advance of the commencement of any discharges from development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA, BFF L, ACF			CH S, W,	No change considered necessary.	No response required	No further recommendations.
DB-O4	Part of the settlement is at risk of flooding. See flood risk objectives in Volume One, Chapter 11 Water Services.	PHH,		W, MA,	S, ACF, L, CH BFF,	Full SEA to be completed following SFRA.	Noted.	Further comments pending completion of updated SFRA
<b>Specific Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>

GC-01	This wetland area forms part of the Ballycotton, Ballynamona and Shanagarry proposed Natural Heritage Area. It supports wetland habitat and serves an important flood storage role which should be protected. There may be opportunities to enhance the biodiversity value of this area, which should be encouraged.	PHH		ACF MA,	CH S, W, BFF L,	Parts of the pNHA is located within the village settlement boundary. Consider extending the GC-01 zone to include this area.	GC-01 extended to the southwest to include pNHA	No further recommendations.
<b>Redbarn</b>								
<b>General Objectives</b>								
<b>Objective</b>		<b>+</b>	<b>-</b>	<b>?</b>	<b>N</b>	<b>SEA Initial Recommendation</b>	<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
DB-01	Individual dwellings may be permitted subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply unless a public supply is available. Such proposals will be	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.



	assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.							
X-01	It is proposed to consolidate tourism and recreation uses in the Redbarn area. It is important that the natural heritage of the area is protected, while any development proposals will be subject to the provision of satisfactory infrastructure. Further development proposals within this boundary should include a car parking facility for the area.			PHH MA, ACF	CH S, L, W, BFF	Consider expanding the objective to require a surface water management plan and permeable paving for the carpark.  See general comment in table below regarding wastewater and water.	Update text of objective X-01 as follows; It is proposed to consolidate tourism and recreation uses in the Redbarn area. It is important that the natural heritage of the area is protected, while any development proposals will be subject to the provision of satisfactory infrastructure. Further development proposals within this boundary should include a car parking facility for the area which shall include permeable paving. Development of this site will also require a surface water management plan.	No further recommendations.

X-02	Facilitate a mix of uses, holiday homes and mobile homes. Any further proposals shall facilitate access to the Council's septic tank to the south. Any development proposals should not impact negatively on the natural heritage of the area and shall be subject to satisfactory servicing.			W, BFF MA, L, PHH	CH S, ACF	Consider revising this objective to ensure appropriate wastewater and servicing is secured for any new development (including secondary treatment).	Covered by DB-01	No further recommendations.
<b>General SEA Comments for Redbarn</b>							<b>Planning Authority Response</b>	<b>SEA Conclusion</b>
Land adjacent to X-01 located within the settlement boundary is within a pNHA. Consider zoning the undeveloped pNHA as green infrastructure and include an objective that there be no development within the pNHA and an appropriate buffer be maintained.							Include the following objective in relation to the pNHA;  ‘The green infrastructure features of Redbarn include Ballyvergan Marsh pNHA. New development should be sensitively designed and planned to provide for the protection of habitat features and will only be permitted where it is shown that it is	Consider zoning the pNHA located within the Redbarn settlement as green infrastructure.

	<p>compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>	
<p>Consider a general objective regarding wastewater and water to protect receiving waters with caveat that appropriate servicing must be provided and be operational, that secures the objectives of the Water Framework Directive and that ensures the protection of adjacent wetlands, in advance of the commencement of any discharges from development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.</p>	<p>Include additional text in DB-01 objective for Redbarn.</p> <p>a) Appropriate servicing must be provided and be operational, that secures the objectives of the Water Framework Directive and that ensures the protection of adjacent wetlands, in advance of the commencement of any discharges from development. Wastewater infrastructure must be</p>	<p>No further recommendations.</p>

	capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	
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Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
Macroom - Specific Zoning Objectives								
MM-GO-01	Plan for development to enable Macroom to achieve its target population of 4,980 persons and to support Macroom's development as an integrated live/work destination.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
MM-GO-02	Support the construction and completion of the M22 Baile Bhuirne-Macroom Bypass	PHH MA ACF			BFF S W CH L	Project at construction stage, no action required.	No response required.	No further recommendations.
MM-GO-03	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of the plan.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
MM-GO-04	In order to secure the sustainable population growth and supporting development proposed in MM-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
	objectives of the relevant River Basin Management Plan must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.							
MM-GO-05	The green infrastructure, biodiversity and landscape assets of Macroom include the Sullane River and associated woodland and wetland habitats as well as other open spaces in the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
MM-GO-06	<p>Prepare a Movement and Urban Renewal Framework for the Town over the lifetime of the plan which would include consideration of;</p> <ul style="list-style-type: none"> <li>• Redevelopment of Regeneration Sites</li> <li>• Pedestrianisation</li> <li>• The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town's main residential areas, schools and the town centre</li> <li>• The long and short stay parking needs of the town</li> </ul>	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>including an assessment of the requirement for a multi storey car park</p> <ul style="list-style-type: none"> <li>Road improvements and widening schemes along local and regional approach roads to the town</li> <li>Road improvements and upgrades along local routes within the town</li> <li>Consideration of the Masseytown Relief Road and other new access roads</li> </ul> <p>Consider the possibility of providing two pedestrian bridges over the Sullane River</p>								
MM-GO-07	Encourage the refurbishment and reuse of the historical, residential and retail element of the character of Macroom along Cork Street,	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.



Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Main Street, New Street and Castle Street.							
MM-GO-08	Investigate the feasibility of developing a centrally located state-of-the-art dual-use sports facility that could be used by all schools and community groups in the town.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
MM-GO-09	Consider the provision of additional green links, greater connectivity and informal walkways <del>around</del> within the town itself including the Mill Race and Riverside Walks and also its environs particularly at Codrum, Masseytown / Kilnagurteen and Sleeveen East. Riverside walks shall be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
MM-GO-10 +	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.
Macroom Residential								
MM-R-01	Medium A Density Residential Development including provision for an access road through the site from the N22 to existing roads at the western end of the site. Also provision of pedestrian and cycle way links to adjoining sites and Cork Street. Consideration should also be given to the proximity of the site to the Sleveen East Woodland and Harnett's Cross Woodland taking particular account of their	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	local biodiversity and amenity value.							
<b>MM-R-02</b>	Medium B Density Residential Development.	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.
<b>MM-R-03</b>	Medium B Density Residential Development including provision of the <del>Masseytown Relief Road</del> and pedestrian/cycle way links to adjoining sites where possible.	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.
<b>MM-R-04</b>	Medium A Density Residential Development. Consideration needs to be given to the proximity of the site to the Codrum Woodland which is an area identified to be of local biodiversity value. There is a stream on the western boundary of this zone which shall be retained and protected.			W ACF	PHH BFF S W MA CH L	The site is at risk of fluvial flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.

Table 7.7 Assessment of Macroom MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<b>Macroom Business</b>							
<b>MM-B-01</b>	Coolyhane Valley which is a habitat of ecological value which includes part of the northern part of the site. There is a stream on the western boundary of this zone which shall be retained and protected. *				PHH BFF S W ACF MA CH L	No action required.	No response required.  No further recommendations.
<b>MM-B-02</b>	Business Development suitable for small to medium sized light industrial units.				PHH BFF S W ACF MA CH L	No action required.	No response required.  No further recommendations.
<b>MM-B-03</b>	Business Development suitable for small to medium sized light industrial units.				PHH BFF S W	No action required.	No response required.  No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					ACF MA CH L			
Macroom Industry								
<b>MM-I-01</b>	Large Scale Industrial Development.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
Macroom Town Centre								
<b>MM-T-01</b>	<b>Town Centre Core Area</b> Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	<p>of the town and wherever possible to promote public realm improvements.</p> <p>Any new proposals will need to create a positive edge onto the street with active frontages and provide a mix of uses compatible with its town centre location.</p> <p>Proposals for new development within this overall core area will also need to retain the historic fabric of the town's urban grain.</p> <p>Any new proposed developments will also need to make provision for linkages particularly pedestrian and cycleways within the core area. *</p>							
Macroom Community								
MM-C-01	Provide for the extension to the hospital and healthcare facility to the east of this site. Consideration also needs to be given to the overall objective for the development of the Masseytown	PHH MA			BFF S W ACF CH L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	relief road and the development of this site should give consideration to this requirement.							
<b>MM-C-02</b>	Provide for a new secondary school. This development must allow for access provision to the adjoining lands to the west as it offers an opportunity for educational facilities to integrate with sports grounds and playing pitches across the River.			ACF MA	PHH BFF S W CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	It is proposed to include a new general objective MM-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							Proposed Action: Include new objective as per the above The final line in the objective regarding protection and retention of habitats of biodiversity value includes the stream. Proposed Action: No Change	
<b>MM-C-03</b>	Proposed Garda Divisional Headquarters and New Fire Station.	PHH MA			BFF S W ACF CH L	No action required.	No response required.	No further recommendations.
Macroom Utilities								
<b>MM-U-01</b>	Support the delivery and completion of the N22 Macroom Bypass	PHH MA ACF			BFF S W CH L	Project at construction stage, no action required.	No response required.	No further recommendations.



**Table 7.7 Assessment of Macroon MD**

Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
<b>MM-U-02</b>	Facilitate the phased delivery of the Masseytown Relief Road linking to Mill Road in conjunction with the construction of new housing developments over the plan period.	PHH MA			BFF S W ACF CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	It is proposed to include a new general objective MM-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.  Proposed Action: Include new objective as per the above	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							The final line in the objective regarding protection and retention of habitats of biodiversity value includes the stream. Proposed Action: No Change	
<b>MM-U-03</b>	Facilitate a number of road improvements and upgrades along the following local routes:  (i) Coolyhane Road: This will also require a realignment with the N22 Macroom Bypass.  (i) Mill Road: Partly in place, intended to be developer driven.  (ii) Chapel Hill – Cork Street: Online improvements to facilitate better connectivity with Cork Street.	PHH MA			BFF S W ACF CH L	Consider expanding objective to include pedestrian and cycle links where feasible.	It is proposed to include a new general objective MM-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths	No further recommendations.

Table 7.7 Assessment of Macroon MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
(iii) New Road: Footpath and public lighting improvements.						and provision of facilities or cyclists, as appropriate. Proposed Action: Include new objective as per the above The final line in the objective regarding protection and retention of habitats of biodiversity value includes the stream. Proposed Action: No Change		
<b>MM-U-04</b>	Facilitate the provision of a pedestrian walkway on the north face of the Macroom River Bridge and consider the possibility of providing two pedestrian bridges over the Sullane at the following locations:	PHH MA			BFF S W ACF CH L	Consider expanding objective to include cycle links where feasible.	It is proposed to include a new general objective MM-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall	No further recommendations.

**Table 7.7 Assessment of Macroon MD**

Table 7.7 Assessment of Macroon MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <ul style="list-style-type: none"> <li>• (i) Mill Lane – Town Centre</li> <li>(ii) Castle Demesne – Masseytown</li> </ul>						<p>include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.</p> <p>Proposed Action: Include new objective as per the above</p> <p>The final line in the objective regarding protection and retention of habitats of biodiversity value includes the stream.</p> <p>Proposed Action: No Change</p>	

**Table 7.7 Assessment of Macroon MD**

Table 7.7 Assessment of Macroon MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<b>MM-U-05</b>	Proposed relief road to serve the development at Oaklands and the proposed development identified in this plan (MM-R-01) from Chapel Hill to Cork Street.	PHH MA			BFF S W ACF CH L	Consider expanding objective to include pedestrian and cycle links where feasible.	It is proposed to include a new general objective MM-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.  Proposed Action: Include new objective as per the above	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							The final line in the objective regarding protection and retention of habitats of biodiversity value includes the stream. Proposed Action: No Change	
Macroom Green Infrastructure								
<b>MM-GA-01</b>	Green Active – Active Open Space: Open Space for public recreation including playing pitches. These lands form part of the Macroom Golf Club and Sullane River Corridor, both areas identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of these areas will be encouraged.	PHH MA ACF			BFF S W CH L	No action required.	No response required.	No further recommendations.
<b>MM-GR-02</b>	Green Recreation – Open Spaces Park:	PHH MA			BFF	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroon MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
Maintain and protect the amenities of Masseytown Park and provide for informal public recreation. These lands form part of the Sullane River Corridor which is an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.	ACF			S W CH L			
<b>MM-GR-03</b> Green Recreation – Open Spaces Park: Maintain and extend where possible this local green amenity on the banks of the Sullane River to the north of the town. Should the need arise this area could potentially come into active use during the life time of this plan. <del>These lands form part of the Sullane River Corridor which is an</del>	PHH MA ACF			BFF S W CH L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	area of ecological value. These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.						
<b>MM-GA-04</b>	Green Recreation – Active Open Space: Maintain and protect the recreational, sporting and local amenities of the Castle Demesne and the Town Park and provide for improved pedestrian access to the town and the Castle Demesne. Provide for improved pedestrian access to the town centre. These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river	PHH MA ACF			BFF S W CH L Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”	It is proposed to give this recommendation further consideration.  <b><u>Proposed Action: give further consideration</u></b>	Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”



Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.							
<b>MM-GA-05</b>	Green Active – Active Open Space: Macroom Golf Course. Protect the amenity and sporting asset of Macroom Golf Course. These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.	PHH MA ACF			BFF S W CH L	No action required.	No response required.	No further recommendations.
<b>MM-GA-06</b>	Green Active – Active Open Space: Protect the local amenity Murray Field Park for sporting activities. These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian	PHH MA ACF			BFF S W CH L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.								
Macroom Special Policy Area								
<b>MM-X-01</b>	The redevelopment of this area is largely based on the development of sites behind New Street. The aim is to develop a vibrant mixed-use quarter with attractive high quality residential and office uses. This area benefits from considerable frontage overlooking the River Sullane which presents an opportunity to optimise integration with the amenity value associated with the river and surrounding open space, which can form an integral element of the distinctive character of this area. Development sites in this area will require the development of linkages	PHH MA ACF			BFF S W CH L	Consider expanding objective to include cycle links where feasible.	It is proposed to include a new general objective MM-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or	No further recommendations.

Table 7.7 Assessment of Macroon MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  (both vehicular and pedestrian) to New Street and to the proposed secondary school to the east of the site. Consideration also needs to be given to protection and retention of habitats of biodiversity value within and adjoining the site.					Consider expanding the objective to include reference to the stream along the southern boundary. The riparian margins of the river corridor shall be protected.	cyclists, as appropriate. Proposed Action: Include new objective as per the above The final line in the objective regarding protection and retention of habitats of biodiversity value includes the stream. Proposed Action: No Change	
MM-AG-01 + Agricultural Use.				PHH BFF S W ACF CH L	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.
MM-AG-02 + Agricultural Use.				PHH BFF S	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					W ACF CH L			
MM-AG-03 +	Agricultural Use.				PHH BFF S W ACF CH L	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.
MM-AG-04 +	Agricultural Use.				PHH BFF S W ACF CH L	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.
Millstreet - Specific Zoning Objectives								
MS-GO-01	Plan for development to enable Millstreet to achieve its target population of 1,884 persons.	PHH ACF			BFF W S	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red				L CH MA	consideration of water services capacity at strategic settlement level.		
MS-GO-02	In order to secure the sustainable population growth and supporting development proposed in MS-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	PHH MA ACF			BFF S W CH L	No action required	No response required.	No further recommendations.
MS-GO-03	The green infrastructure, biodiversity and landscape assets	PHH BFF			MA CH	No action required	No response required	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
	of Millstreet include the Finnow and Tanyard streams and associated woodland and wetland habitats as well as other open spaces in the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	S W ACF L						
MS-GO-04	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings,	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red historic features such as walls and street furniture, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.							
MS-GO-05	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
MS-GO-06	Enhance the overall tourism product of the town, through protection of its attractive setting, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.

**Table 7.7 Assessment of Macroom MD**

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
MS-GO-07	All proposals for development within the areas identified as being at risk of flooding will need to comply with the relevant objectives Volume 1 of this Plan.				PHH BFF S W ACF MA CH L	Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
MS-GO-08	In accordance with, the objectives of this plan all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.  Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
MS-GO-09	Recognize and support the valuable social and healthcare role	PHH ACF			BFF S	No action required	No response required	No further recommendations.



Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	played by Millstreet Hospital in this plan.	MA			W CH L			
Residential								
MS-R-01 MS-R-01	Medium C Density Residential Development. *	PHH MA		W ACF	BFF S CH L	Part of the site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
MS-R-02	Medium B Density Residential Development. Development to provide part of the proposed access road U-01 which traverses the site and provide good pedestrian and cycleways to the town centre. The existing stone wall along the western boundary of the site shall be retained where practicable.			PHH ACF MA	BFF S W CH L	This site has been designated as a Tier 3 and requires investment in service infrastructure which would not be delivered within the plan cycle. The zoning of this site as residential would not be in accordance with NPO72c.  Reconsider the zoning of this site as residential and propose a more suitable alternative.	This site is no longer considered to be a Tier 3 Site and is not referenced as such in the Draft CDP. The other residential sites in the town have been discontinued in favour of this site due to its proximity to the town and its ability to achieve compact urban growth. The site has been reduced in size from the previous plan	No further recommendations.

Table 7.7 Assessment of Macroon MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							and it still allows for the proposed relief route to the south of Main Street. <u>Proposed Action: MS-R-02 to remain as shown (No Change).</u>	
Millstreet Business								
MS-B-01	Business Uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. There is a small stream on the boundary of this zone which shall be retained and protected.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
MS-B-02	Business uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. This site is bisected by a small stream which shall be retained and protected. *	PHH MA		W ACF	BFF S CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
MS-B-03	<p>Business uses and expansion of current industrial uses of an appropriate scale can be considered. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area and allow, as appropriate, for an access road between Station Road and the vicinity between the Tanyard Stream and Minor Row. This zone is bounded by the Tanyard Stream which shall be retained and protected.</p> <p>*</p>	PHH MA		W ACF	BFF S CH L	<p>The site is located within an area at risk of fluvial and pluvial flooding. Further advice pending completion of SFRA.</p>	Noted	Further comments pending completion of updated SFRA.
<b>Millstreet Town Centre</b>								
MS-T-01	<p>Town Centre uses.</p> <p>*</p>	PHH MA		W ACF	BFF S CH L	<p>The site is located within an area at risk of fluvial flooding. Further advice pending completion of SFRA.</p>	Noted	Further comments pending completion of updated SFRA.
<b>Millstreet Community</b>								

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
MS-C-01	Extension to cemetery	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
MS-C-02 +	Educational and community uses	PHH ACF MA			BFF S W CH L	Consider expanding the objective to include protection where possible of the Broadleaved woodland because of their ecological and visual value. They wrap around the western boundary of the site and extends into the southern part of the site.	Given the size of this site it is proposed to include the following text as recommended; 'Where possible, proposals should make provision for the protection of the broadleaved woodland on the boundary of the site because of its ecological and visual value.'  Proposed Action: Change objective as per the above	The plan has been updated. No Further recommendations.
MS-C-03	Expansion of educational uses	PHH			BFF S	No action required.	No response required.	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
		ACF MA			W CH L			
MS-C-04	Expansion of educational uses	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
<b>Millstreet Utilities</b>								
MS-U-01	Relief road	PHH ACF MA		BFF	S W CH L	<p>Consider expanding objective to include pedestrian and cycle links as a priority.</p> <p>The proposed route traverses the River Finnow. Consider expanding objective to include reference to the protection for the local biodiversity of the River Finnow and the river bank which is a local area of biodiversity.</p>	<p>It is proposed to include a new general objective MS-GO-10 'All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or</p>	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							improvement of existing footpaths and provision of facilities or cyclists, as appropriate. Proposed Action: Include new objective as per the objective.	
MS-U-02	Pedestrian walk. Careful consideration will be given to the sites proximity to the Tanyard Stream as it is a habitat of ecological value.	PHH MA			BFF S W ACF CH L	Consider expanding the objective to include cyclist routes where possible.	As above	No further recommendations.
MS-U-03	Pedestrian walk through scenic landscape to town centre along the banks of the Finnow. Riverside walks should be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.	PHH MA			BFF S W ACF CH L	Consider expanding the objective to include cyclist routes where possible.	As above	No further recommendations.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
MS-U-04 +	Proposed car parking subject to satisfactory access. *					<p>Reconsider the zoning of a landlocked site for carparking given it would not support sustainable travel and it is in an area at risk of flooding. If there is evidence to support the justification for the zoning include requirement for a surface water drainage plan as part of the objective.</p> <p>The site is located within an area at risk of fluvial flooding. Further advice pending completion of SFRA.</p>	<p>The access is noted in the wording of the objective as is the fact that it is in an area prone to flooding. However, it is proposed to include the following text as recommended: 'and a requirement for a surface water drainage plan'.</p> <p>Further Action: Change objective as per the above</p>	The plan has been updated. No further recommendations.
<b>Millstreet Open Space, Sports, Recreation and Amenity</b>								
MS – GA - 01	Use as a playing pitch and pitch and putt course. *	PHH ACF MA			BFF S W CH L	The site is located within an area at risk of fluvial flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
MS – GA - 02	Playing pitch. Parts of this site are at risk of flooding. *	PHH ACF MA			BFF S	The site is located within an area at risk of fluvial flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					W CH L			
MS – GC - O3	River Finnow corridor and woodland which is a which is a habitat of ecological value. Protect corridor from inappropriate development. *	PHH ACF			BFF S W MA CH L	The site is located within an area at risk of fluvial flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
MS – GC - O4 +	Tanyard Stream corridor and woodland which is a habitat of ecological value. Protect corridor from inappropriate development. *	PHH ACF			BFF S W MA CH L	Objective added after pre-draft version.	LAP added new objective.	No further recommendations.
Millstreet Special Policy Area								
MS – X – O1 +	Green Glens Arena – uses in keeping with its permitted use as a facility for the staging of public events. A key objective is to maintain the largely open space character of these lands while facilitating development that is in					Broadleaved woodland along western boundary of site should be protected and retained given it is of ecological and visual value.	Given the size of this site it is proposed to include the following text as recommended: ‘proposals should make provision for the protection of the	No further recommendations. The plan has been updated.



Table 7.7 Assessment of Macroom MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red keeping with its current use as an events centre catering for both indoor and outdoor events. *					Part of the site is located within an area at risk of flooding. Further advice pending completion of SFRA.	broadleaved woodland on the site because of its ecological and visual value.’ <u>Proposed Action:</u> <u>Change objective as per the above</u>	
MS – X - O2 Provision of a Nursing Home.				PHH BFF W ACF	S MA CH L A small stream runs along the southern boundary of the site. Consider expanding the objective to ensure the stream and the riverbank are retained and protected for their contribution to local biodiversity.	It is proposed to include the following text as recommended: ‘It is important that the stream and the riverbank are retained and protected for their contribution to local biodiversity.’ <u>Proposed Action:</u> Change objective as per the above	
					Consider an alternative site for a nursing home within the settlement boundary which would be within	Zoning is being retained. No Change	

Table 7.7 Assessment of Macroom MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.		boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.
MS – AG - 01	Agricultural Uses.				PHH BFF S W ACF CH L	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.
MS – AG - 02	Agricultural Uses. These lands form part of the Altamont Woodland, an area identified to be of local biodiversity value. The riparian margins of the river corridor should be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged.				PHH BFF S W ACF CH L	Objective added after pre-draft version.	LAP added new objective follow SEA advice.	No further recommendations.

Table 7.7 Assessment of Macroom MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<b>Millstreet General Recommendations:</b>				<b>Response to General Recommendations:</b>			<b>SEA Conclusion:</b>
There are dry meadows of ecological value to the south-east of the site zoned as MS-C-03 zoned as EBUA. Consider zoning as open space.				It is not proposed to zone this area for open space.			No further recommendations.
There are dry meadows of ecological value to the east of MS-AG-01 which form part of the EBUA. Consider zoning as open space.				It is not proposed to zone this area for open space.			No further recommendations.
In line with the AA comments consider zoning the undeveloped riparian river margins of the Tanyard Stream which have local biodiversity value and hydrological links to the Blackwater (Munster) SAC as open space. They are identified on the habitat mapping as Local Areas of Biodiversity.				See map in response to recommendation on Tanyard Stream			The plan has been updated see new objective MS – GC – O4. No further recommendations.
In line with the AA comments consider zoning MS-AG-02 as open space given the local biodiversity value of the broad-leaved woodland which forms part of the Altamont Woodland Local Area of Biodiversity.				Proposing to include reference to the protection of the Altamont Woodland in objective MS-AG-02			No further recommendations.
Include objectives for MS-AG-01				Included Objectives for all Agricultural Sites (Macroom and Millstreet).			No further recommendations.

**Development Boundary Objectives for Killumney/Ovens**

KO-DB-01	Within the development boundary encourage the development of up to 424 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
KO-DB-02	Consider the preparation of a detailed urban design framework for the village to give additional guidance to future development.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
KO-DB-03	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives	The plan has been updated. No further recommendations.

							and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
KO-DB-04 +	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists as appropriate.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version.	LAP added new objective.	No further recommendations.
KO-DB-05	Proposals for development should include measures to provide for landscaping and	PHH ACF MA			BFF S	Objective added after pre-draft version.	The LAP has extended the site area to the west following a	No further recommendations.

	noise mitigation between the settlement and the proposed N22.				W CH L		recommendation of the SEA see general recommendations.	
KO-R-01	Medium (A) Residential Development.	PHH			BFF S W MA ACF CH L	No action required.	No response required.	No further recommendations.
KO-R-02	Medium (A) Residential Development.	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.
KO-R-03	Medium (A) Residential Development.			PHH ACF	BFF S W MA CH L	Reconsider the zoning of this site given it is located at the western edge of the settlement boundary and there would appear to be alternative sites within the EBUA which would achieve compact growth as required by the NPF and RSES.	This site already has a permission and this is why it is zoned.	No further recommendations.
KO-R-04	Medium (A) Residential Development.			PHH ACF	BFF	Consider expanding the objective to include requirement for landscaping	Again, this site already has permission but it is	No further recommendations.

					S W MA CH L	to mitigate any impacts with the proposed N22 route to the south.	intended to include a new general objective as follows:  Also include KO-DB-05 'Proposals for development shall include measures to provide for landscaping and noise mitigation between the settlement and the proposed N22'. Proposed Action: Include new objective as per the above	
KO-GA-01	Maintain existing playing pitches.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KO-GC-02 +	Open space – river corridor.	PHH BFF S W ACF			MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	The LAP has extended the site area to the west following a recommendation of the SEA see general recommendations.	No further recommendations.

KO-C-01	Ovens National School.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KO-X-01	Special Policy Area. Site with potential for mixed use village centre including residential development. The development of this site is subject to the provision of a pitch for Killumney United Football Club.	PHH MA		ACF W	BFF S CH L	The site is located within an area at risk of pluvial flooding. Further advice pending completion of SFRA. Please require an FRA.	Noted.	Further comments pending completion of updated SFRA.
<b>General Recommendations for Killumney/Ovens:</b>							<b>Proposed Action:</b> This is included in objective KO-GC-02.	No further recommendations.
Consider zoning river corridor and associated flood risk area be zoned as open space.								
The proposed N22 route corridor will affect the consolidation of Killumney/Ovens. Consider an objective to ensure the proposed route is sensitively designed to ensure as limited impact as possible on the settlement.							<b>Proposed Action:</b> See proposed objective KO-DB-05	No further recommendations.
<b>Development Boundary Objectives for Béal Átha an Ghaorthaidh (Ballineary)</b>								
DB-01	Within the development boundary encourage the development of up to 29 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.



DB-02	Encourage and facilitate the development of tourist facilities and services in the village.	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
DB-03	Protection of the linguistic and cultural heritage of the village.	PHH CH			BFF S W ACF MA L	No action required	No response required	No further recommendations.
DB-04	The green infrastructure, biodiversity and landscape assets of Béal Átha an Ghaorthaidh include its river corridors, mature trees, wetlands, woodlands, coastal habitats, the Gearagh Special Protection Area, a candidate Special Area of Conservation and a proposed Natural Heritage Area. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with	PHH BFF S W ACF			MA CH L	No action required	No response required	No further recommendations.

	the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity							
GR-01	Open Space. Maintain Memorial Park. *	PHH MA ACF			BFF S W CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
GA-02	Open Space. Maintain Existing Playing Pitches. *	PHH MA ACF			BFF S W CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
GR-03	Open Space. Provision of amenity uses on lands adjoining the river. *	PHH MA ACF			BFF S W CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
GC-04 +	Provision of river corridor and flood plain protection. *	PHH MA ACF			BFF S W CH L	Objective added after pre-draft version see general comments below.	LAP added new Green Infrastructure zoning follow SEA advice.	No further recommendations.

U-01	Develop and maintain amenity walk.	PHH MA ACF			BFF S W CH L	Project level SEA and AA may be required.	Noted.	No further recommendations.
U-02	Maintain and improve amenity walk to Clapper Bridge.	PHH MA ACF			BFF S W CH L	Project level SEA and AA may be required.	Noted.	No further recommendations.
<b>General Recommendations for Béal Átha an Ghaorthaidh (Ballingeary):</b> In line with the AA comments consider zoning river corridor and associated flood risk area as open space.							Proposed Action: New Green Infrastructure zoning.	The plan has been updated and objective GC-04 has been added. No further recommendations.
<b>Development Boundary Objectives for Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney)</b>								
DB-01	Within the development boundary encourage the development of up to 30 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Maintain the industrial viability of Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney)				PHH BFF	No action required	No response required	No further recommendations.

	during the lifetime of the plan and into the future.				S W ACF MA CH L			
DB-O3	Protection of the linguistic and cultural heritage of the village.	PHH CH			BFF S W ACF MA L	No action required	No response required	No further recommendations.
DB-O4 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature	The plan has been updated. No further recommendations.

							conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GC-01	Open Space. Protect the unique natural heritage and amenity value of Saint Gobnait’s Wood. *	PHH BFF S W ACF			MA CH L	No action required.	No response required.	
GA-02	Open Space. Maintain Existing Playing Pitches.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	
GC-03 +	Maintain and protect the River Corridor and Flood Plain.	PHH ACF MA			BFF S W CH L	Objective added after pre-draft version see general comments below.	LAP added new Green Infrastructure zoning follow SEA advice.	No further recommendations.

X-01	Special Policy Area. Site to redevelop former secondary school for tourism/community/rural or mixed use development. This zone is immediately adjacent to the St. Gobnait's Special Area of Conservation. The zoned area contains Recorded Monument CO058-11 (castle unclassified) and CO058-12 (standing stone). Any development in this area will require an archaeological assessment.	PHH		ACF W	BFF S MA CH L	The site is located within an area at risk of flooding. Further advice to follow pending completion of SFRA.	Noted.	Further comments pending completion of updated SFRA.
X-02	Special Policy Area. Protect the special character and historical significance of Saint Gobnait's Shrine and Environs in accordance with the heritage plan prepared for the area.	PHH ACF MA CH L			BFF S W	No action required	No response required.	No further comments.
U-01	Develop and maintain amenity walk connecting Home Farm and Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney).	PHH ACF MA			BFF S W CH L	Project level SEA and AA may be required	No response required.	No further comments.
U-02	Maintain amenity walk through Saint Gobnait's Wood.	PHH ACF			BFF S	No action required.	No response required.	No further comments.

		MA			W CH L			
U-03	Maintain amenity walk through Saint Gobnait's Wood.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further comments.
U-04	Develop and maintain pedestrian access connecting Saint Gobnait's Shrine with Baile Mhic Íre / Baile Bhuirne (Ballymakeery/Ballyvourney).	PHH ACF MA			BFF S W CH L	Project level SEA and AA may be required	No response required.	No further comments.
<b>General Recommendations for Baile Mhic Íre/Baile Bhuirne:</b>								
In line with AA comments, consider zoning the river corridor and undeveloped portions of the associated flood risk area as open space.							New Green Infrastructure zoning.	The plan has been updated and objective GC-03 has been added. No further recommendations.
<b>Development Boundary Objectives for Coachford</b>								
DB-01	Within the development boundary encourage the development of up to 116 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.

DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity	PHH ACF			BFF S W MA CH L	No action required	No response required.	No further recommendations.
GA-01	Open Space. Maintain existing playing pitches. *	PHH ACF MA			BFF S W CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted.	No further recommendations.
GA-02	Open Space. Maintain existing playing pitches.	PHH ACF MA			BFF S W CH L	No response required.	No response required	No further recommendations.



GA-03	Open Space. Maintain existing playing pitches. *	PHH ACF MA			BFF S W CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
B -01	Business Development, suitable for small/medium scale industrial units.			PHH ACF W, MA	BFF S CH L	<p>A small area of the site is subject to pluvial flooding. Further advice pending completion of SFRA.</p> <p>Reconsider zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.</p>	<p>Noted.</p> <p>This site is currently zoned and given the planning applications granted in the village the most suitable site for a new Business zoning is equally distant from the village core to the north of the town.</p> <p>Proposed Action: to retain the current zoning objective</p>	<p>It is considered that there are available/suitable sites within 150m of the village centre (with no permissions on the land to date) and there are other suitable sites within walking distance of the village centre with unimplemented permissions that could also be considered.</p> <p>Proposed zoning B-01 is a large field located approximately 750m from the village.</p> <p><b>Recommendation-</b> Review zoning this greenfield site given the distance to the village</p>

								centre in the interests of compact growth and the availability of sites within the settlement.
<b>General Recommendations Coachford:</b>								
In line with AA comments, consider zoning the river which runs through the village as open space.							There is a very small section of the river that has no development and therefore a designation of a river Corridor within the development boundary is not possible. Proposed Action: No further action proposed	No further recommendations.
<b>Development Boundary Objectives for Aghabullogue</b>								
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02+	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it				PHH BFF S W ACF	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees,	This objective amended as follows: New development should be sensitively designed and planned	The plan has been updated. No further recommendations.

	is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				MA CH L	wetlands, woodlands, coastal habitats.”	to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GR-01	Maintain open space/recreation area.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

Development Boundary Objectives for Aherla								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect the sensitive setting of the village and encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.	PHH ACF CH			BF W S L MA	No action required	No response required	No further recommendations.
DB-03 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is	The plan has been updated. No further recommendations.

							compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GA-01	Lands to remain predominantly open and rural in character.	PHH ACF L			BF W S CH MA	No action required	No response required	No further recommendations.
GC-02 +	Protect this area as part of the river corridor.	PHH ACF L			BF W S CH MA	Objective added after pre-draft version see general comments below.	LAP added new Green Infrastructure zoning follow SEA advice.	No further recommendations.
<b>General Recommendations Aherla:</b> In line with AA comments, consider zoning the river corridor as open space.							The LAP added new Green Infrastructure zoning.	The plan has been updated and objective GC-02 has been

							added. No further recommendations.	
<b>Development Boundary Objectives for Ballynora</b>								
DB-01	Within the development boundary encourage the development of up to 8 additional dwelling units during the plan period. The number of houses in any particular group should have regard to the character of the existing village.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Ballynora include its river corridors, mature trees, wetlands, woodlands, coastal habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as	PHH BFF S W ACF			MA CH L	No action required	No response required	No further recommendations.

	set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
GA-01	Protect playing pitch and active open space.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
C-01	A new primary school subject to a site specific design which will have regard to the open nature of the site and its contours and the protection of the bounding stream corridor. *	PHH MA		W ACF	BFF S CH L	The site is located within an area at risk of flooding. Further advice pending outcome of SFRA.	Noted.	Further comments pending completion of updated SFRA.
U-01	Develop and maintain amenity walk linking Ballynora to Waterfall. Final route to be agreed during the lifetime of this plan.	PHH MA ACF			BFF S W CH L	Project level SEA and AA maybe required	No response required.	No further recommendations.
U-02	Develop and maintain amenity walk	PHH MA ACF			BFF S W CH L	Project level SEA and AA maybe required	No response required.	No further recommendations.
Development Boundary Objectives for Cloghduv								

DB-01	Within the development boundary encourage the development of up to 50 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main	The plan has been updated. No further recommendations.



							Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GA-01	Protect playing pitches and active open space.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
<del>B-01</del>	<del>Business Development suitable for light industry, including small to medium sized units/warehousing.</del>					<del>Not shown on zoning map at time of review.</del>	<del>This is an error – deleted from the plan does not appear on the draft zoning map 22<sup>nd</sup> March.</del>	<del>No further recommendations.</del>
T-01	Neighbourhood Centre including a public house, convenience and comparison-shopping, restaurants, residential units and offices.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
<b>Development Boundary Objectives for Clondrohid</b>								
DB-01	Within the development boundary encourage the development of up	PHH ACF			BFF W S	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

	to 20 additional dwelling units during the plan period.				L CH MA	consideration of water services capacity at strategic settlement level.		
DB-O2 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.'	The plan has been updated. No further recommendations.

							Proposed Action: Change wording of objective	
<b>GA-01</b>	Protect playing pitches and active open space.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
<b>Development Boundary Objectives for Courtbrack</b>								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Development on lands to the south of the development boundary should include the provision of a playing pitch.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
DB-03 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the				PHH BFF S W ACF MA	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees,	This objective amended as follows: New development should be sensitively designed and planned to provide for the	The plan has been updated. No further recommendations.

	requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				CH L	wetlands, woodlands, coastal habitats.”	protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GA-01	Preserve this area for sporting and recreational uses. An extension to or the replacement of the community hall to cater for the provision of non-sporting recreational uses could also be	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

	considered on the southern portion of the site							
<b>General Recommendations for Courtbrack:</b>							Proposed Action: Give Further Consideration	Further comments pending completion of updated SFRA.
In line with AA comments, consider zoning the river corridor as open space. Awaiting updated flood mapping due to extent of flooding in the village.								
<b>Development Boundary Objectives for Crookstown</b>								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Retail / business development and other uses which are important to the viability and vitality of the village including small-scale convenience uses should be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

<p><b>DB-03 +</b></p>	<p>New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity</p>				<p>PHH BFF S W ACF MA CH L</p>	<p>The first line of this objective may be missing “The green infrastructure, biodiversity and landscape assets of <b>XX</b> include its river corridors, mature trees, wetlands, woodlands, coastal habitats.”</p>	<p>This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’</p>	<p>The plan has been updated. No further recommendations.</p>
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							<b>Proposed Action: Change wording of objective</b>	
<b>General Recommendations for Crookstown:</b> In line with AA comments, consider zoning the river corridor as open space.							There is a very small section of the river that has no development and therefore a designation of a river Corridor within the development boundary is not possible.  Proposed Action: No further action proposed.	No further recommendations.
<b>Development Boundary Objectives for Inchigeelagh</b>								
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect the sensitive setting of the village and encourage a high standard of design generally within the village which respects the character of the village and sense of place.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

DB-03	Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
DB-04	Support the development of cycling facilities and looped walks where they can be suitably integrated into the village and surrounding area.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
DB-05	The green infrastructure, biodiversity and landscape assets of Inchigeelagh includes the River Lee and associated riparian habitats as well as other open spaces in the village. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy				BFF S W ACF MA CH L	No action required	No response required	No further recommendations.



	Material and Volume Two Heritage and Amenity.							
GA-01	Maintain sports grounds.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
GC-02	This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site.	PHH ACF			BFF S W MA CH L	Consider extending GC-02 to incorporate all of the river corridor and associated woodland habitats.	All of the River Corridor within the development boundary is included in the objective. Proposed Action: No further action proposed	No further recommendations.
GR-03	Open Space. Allow for recreational area / playing field adjacent to primary school. *	PHH ACF			BFF S W MA CH L	The site is located within an area at risk of flooding. Further advice to follow pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
GA-04	Open Space. Maintain existing village park at River Island, including riverside amenity walk. *	PHH ACF			BFF S W MA CH L	The site is located within an area at risk of flooding. Further advice to follow pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.

C-01	Allow for expansion of graveyard	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
U-01	Provide amenity walk along the bank of the River Lee. Riverside walks shall be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines	PHH ACF MA			BFF S W MA CH L	Consider expanding objective to include opportunities for cycle routes where possible.	Noted	No further recommendations.
U-02	Maintain existing amenity walk through River Island village park along the bank of the River Lee. Riverside walks should be developed sensitively incorporating appropriate set-backs from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.	PHH ACF MA			BFF S W MA CH L	No action required.	No response required.	No further recommendations.

Development Boundary Objectives for Kilmurry								
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	New development on hillside sites shall be of an appropriate design, provide for additional landscaping and will not visually dominate the wider landscape.	PHH CH L			BFF W S ACF CH	No action required	No response required	No further recommendations.
DB-03 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the	The plan has been updated. No further recommendations.

							requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
<b>Development Boundary Objectives for Cill na Martra</b>								
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	
DB-02 for Cill na Martra	Retail development (i.e. a local shop) should be accommodated within the core of the village and should make adequate provision for parking on site.	PHH		ACF	BFF S W MA CH L	In the interests of promoting sustainable travel and given the level of on streetcar parking available consider omitting the requirement for onsite car park from the objective.	It is considered appropriate to include provision for onsite car parking as this may be a local shop serving a wide hinterland given its	In the interests of promoting sustainable travel and given the level of on streetcar parking available review the requirement for

							location and car parking would be necessary on safety and aesthetic grounds.	including an onsite car park within the objective.
DB-O3 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and	The plan has been updated. No further recommendations.

							Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GA-01	Village Park / recreation uses.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
GR-02	Maintain existing pitches	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
<b>Development Boundary Objectives for Model Village Dripsey</b>								
DB-01	Within the development boundary encourage the development of up to 30 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Development in Model Village and within the core of the village must be designed to a high standard to	PHH ACF CH			BFF S W MA	No action required	No response required	No further recommendations.

	reinforce the existing pattern of growth and character of the area.				L			
DB-03 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.'	The plan has been updated. No further recommendations.

							Proposed Action: Change wording of objective	
GA-01 +	Open Space for the provision of Playing Pitches	PHH		ACF MA	BFF S W CH L	Consider expanding objective to include pedestrian and cycle links to the proposed playing pitches given its location at the edge of the settlement and this would promote active and sustainable travel.	Amend objective to include the following text: 'to include pedestrian and cycle links.' Proposed Action: Change wording of objective	The plan has been updated. No further recommendations.
U-01	Retain and maintain historic walkway to Dripsey Woollen Mills.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
<b>General Recommendations for Model Village Dripsey:</b> In line with AA comments, consider zoning the river corridor as open space.							Only a very small part of the river corridor is within the development boundary and the part that is has buildings on it (developed). Proposed Action: No further action proposed	No further recommendations.
<b>Development Boundary Objectives for Rylane / Seiscne</b>								



DB-01	Within the development boundary encourage the development of up to 21 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-O2 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main	The plan has been updated. No further recommendations.

							Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GC-01	Passive Open Space. This hillside makes a significant contribution to the setting of Rylane. The existing land uses should remain largely unchanged and there is a presumption against development on these lands.	PHH ACF L			BFF S W MA CH	No action required	No response required.	No further recommendations.
GR-02	Open space and recreation area, with potential to accommodate open space uses.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
C-01	Provision of site for a new cemetery and ancillary car parking.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
<b>Development Boundary Objectives for Stuake / Donoughmore</b>								
DB-01	Within the development boundary encourage the development of up	PHH ACF			BFF W	SEA of Chapter 2 Core Strategy has been undertaken for the	No response required.	No further recommendations.

	to 5 additional dwelling units during the plan period.				S L CH MA	proposed population target including consideration of water services capacity at strategic settlement level.		
DB-O2	Encourage additional retail and services in the village commensurate with the scale of the village.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
DB-O3	Village Centre Development. There is a derelict site close to Stuaque village core that presents an opportunity for redevelopment. Appropriate uses on site include limited convenience retailing or business uses.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
DB-O4 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be	The plan has been updated. No further recommendations.

	Material and Volume Two Heritage and Amenity						permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
GC-01	Lands to remain predominantly open in character. These lands provide the important function of maintaining the distinction between Stuake and Donoughmore.	PHH ACF L			BFF S W MA CH	No action required	No response required.	No further recommendations.
GC-02	Lands to remain open in character. These lands provide the important function of maintaining the distinction between Stuake and Donoughmore.	PHH ACF L			BFF S W MA CH	No action required	No response required.	No further recommendations.

T-01	Opportunity site, redevelopment of derelict site, may be suitable for small scale convenience retailing use or business use.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
<b>Development Boundary Objectives for Upper Dripsey</b>								
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained. Within the development Boundary, a sequential approach to development is to be taken with lands closest to the village core being developed first.	PHH ACF CH			BFF S W MA CH L	No action required	No response required	No further recommendations.
DB-03	New development within the village boundary should generally avoid	PHH			BFF S	No action required	No response required	No further recommendations.

	the lower lands to the west of the main road, between the road and the Dripsey River.	ACF L			W MA CH			
DB-O4 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	The first line of this objective may be missing "The green infrastructure, biodiversity and landscape assets of XX include its river corridors, mature trees, wetlands, woodlands, coastal habitats."	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and	The plan has been updated. No further recommendations.

							Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective	
<b>GR-01</b>	Open space and amenity area.	PHH ACF			BFF S W MA CH L	No action required	No response required	No further recommendations.
<b>GR-02</b>	Open space and amenity area, to include tree planting along eastern boundary.	PHH ACF			BFF S W MA CH L	No action required	No response required	No further recommendations.
<b>U-01</b>	Develop and maintain pedestrian walk, linking open space areas.	PHH ACF MA			BFF S W CH L	Project level SEA and AA maybe required	No response required.	No further recommendations.
<b>Objectives for Gougane Barra</b>								

<b>DB-01</b>	Promote appropriate tourist activity in Gougane Barra while protecting its natural and built heritage.	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
<b>DB-02</b>	Ensure new tourist facilities in the area and any future development is of high quality design, of an appropriate scale and form and sympathetic to the carrying capacity of the settlement. The materials used should be in keeping with the rural locale and colour schemes should complement the natural beauty of the area. The area is a popular destination for tourists and day trips, due mainly to its dramatic landscape and its unique natural, built and cultural heritage which includes the remains of sixth century monastic stone buildings as well as an eighteenth century stone oratory. The area is located in a high value landscape and all new development should have	PHH MA CH L			BFF S W ACF	No action required	No response required.	No further recommendations.



	specific regard to the visual impact of any proposal.							
DB-03	Support the development of tourism/community and other forms of indigenous employment uses within the settlement where they can be suitably integrated into the setting of Gougane Barra.				PHH BFF S W ACF MA CH L	No action required	No response required.	No further recommendations.
DB-04 +	New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity				PHH BFF S W ACF MA CH L	No action required – similar to the others so amending.	This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental,	The plan has been updated. No further recommendations.

							<p>biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’</p> <p>Proposed Action: Change wording of objective</p>	
<b>Objectives for Inniscarra - NO MAP*</b>								
DB-01	Acknowledge the importance of Inniscarra as a centre of renewable energy production.			PHH ACF MA	BFF S W MA CH L	Consider refining location for identified renewables.	Inniscarra is an ‘Other Location’ and as such does not require a map.	Given the scale of Inniscarra as an area, this objective requires refinement to ensure clarity about the suitability of locating renewables across such a large area. If the intention of the objective is to refer to Inniscarra Dam the objective should be updated to clarify this.

DB-02 +	<p>New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>				<p>PHH BFF S W ACF MA CH L</p>	<p>Please include specific reference to the features intended to be protected by this objective.</p>	<p>This objective amended as follows: New development should be sensitively designed and planned to provide for the protection of green infrastructure, biodiversity and landscape assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with <i>environmental, biodiversity</i> and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ Proposed Action: Change wording of objective</p>	<p>The plan has been updated. No further recommendations.</p>
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**SEA Conclusions/Recommendations:**

Implementation of the objectives of the Macroon MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already being incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Volume 4 Macroon MD Recommendation 1:** Regarding objective MM-GA-04 for Macroon Settlement, consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle Demense”

**Volume 4 Macroon MD Recommendation 2:** Regarding objective MS-X-02 for Millstreet Settlement, consider an alternative site for a nursing home within the settlement boundary which would be within easy walking distance of the town centre and contribute towards compact growth and the 10-minute town.

**Volume 4 Macroon MD Recommendation 3:** Regarding objective B-01 for Coachford Settlement, consider is considered that there are available/suitable sites within 150m of the village centre (with no permissions on the land to date) and there are other suitable sites within walking distance of the village centre with unimplemented permissions that could also be considered. Proposed zoning B-01 is a large field located approximately 750m from the village. Reconsider zoning this greenfield site given the distance to the village centre in the interests of compact growth and the availability of sites within the settlement.

**Volume 4 Macroon MD Recommendation 4:** Regarding objective DB-02 for Cill na Martra Settlement, in the interests of promoting sustainable travel and given the level of on streetcar parking available consider omitting the requirement for onsite car park from the objective.

**Volume 4 Macroon MD Recommendation 5:** Regarding objective DB-01 for Inniscarra Settlement, given the scale of Inniscarra as an area, this objective requires refinement to ensure clarity about the suitability of locating renewables across such a large area. If the intention of the objective is to refer to Inniscarra Dam the objective should be updated to clarify this.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
<b>Bandon - Specific Zoning Objectives</b>								
BD T-01	<p><b>South Main Street</b></p> <p>Elegant streetscape of largely 19<sup>th</sup> century buildings and varying plot widths varying from 2 bays to 6 bays in places. Some remains of mid 18<sup>th</sup> century buildings are evident near Ballymoden Place. Some re-modeling works have led to unsuccessful insertions in the street and opportunities to address these will be welcomed. There is some evidence of dereliction/vacancy at Ballymoden Place. Any new development at this location will need to respect the established building height in the street and follow the established urban grain. The material palette should reference those used in the historic street. This is the Primary Retail Street and so the design of new shopfronts will need to</p>	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	respond to the Architectural Conservation Area designation by applying a simply detailed shopfront design and avoiding fussy details with inappropriate materials.							
BD T-01	<p><b>North Main Street</b></p> <p>To promote and encourage its renewal in a careful and sensitive manner and to protect the 17<sup>th</sup> and 18<sup>th</sup> building fabric of the street. Any new development at this location will need to respect the established tight urban grain. Materials of new buildings shall reflect the refined historic palette of the street. There is evidence of earlier timber-framed building fabric within this street and so any renovations should be mindful of this. There is also some interesting street furniture including a water pump and a limestone plinth (c1870) which would have guided</p>	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	the wheels of horse drawn carriages away from the pavement and these contribute positively to the streetscape and should be retained.							
BD-T-02 and BD-T-03	<p><b>Glaslinn Road</b></p> <p>To promote the redevelopment of these under-utilised strategic town centre sites to contribute to a mixed use high density urban structure. Proposals here need to be compatible with the town centre zoning and relate positively to the proposed boulevard on the Glaslenn Road, ensuring a high quality public realm at this location. The design, massing and rhythm of new proposals at this location need to reference Bandon's historic character and ensures the development does not impede views of the Methodist Church, an important landmark building. The</p>	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
use of perimeter blocks is encouraged on both these sites and permeability should be created through the provision of new streets/ access points within the layout design and between the site, the town centre and adjoining lands. Lands zoned BD T-02 need to positively address the River Bandon and provide access to the Riverside walk to maximize accessibility within the site. Any development should positively address the Bridewell River and protect and enhance its local biodiversity value.								
BD-T-04	<b>New Road</b> The redevelopment of the site needs to create a strong urban edge with high quality public realm and landscaping proposals. Access to the site is via the existing arched bridge and this should be extended	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.



**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	to provide a new street transversing the site at this location. Building heights should generally not exceed 2 storey's given the relationship of the site to adjacent residential uses opposite and gradient differences. The layout should include the use of perimeter blocks which maximize permeability for all modes. Uses compatible with its town centre zoning (BD-T-04) are appropriate. Any development should positively address the Bridewell River and protect and enhance its local biodiversity value.							
BD-X-03	Elevated and sloping site with extensive views of the town centre and across the valley. Proposals shall retain key natural features such as existing trees and stone boundaries which shall form part of the site's layout and design. Proposals shall allow for a mix of	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Objective Old LAP site reference in red	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>unit typologies and sizes and the design of units shall respond to the palette of materials, roofscape profiles and plot definitions to create a series of streets which are both formal and organic within the scheme and contribute to distinctive residential areas.</p> <p>A residential campus of 6.1ha shall be located within the site to provide a new primary school and secondary facility close to existing and planned residential development.</p> <p>Views into and out of the site shall focus on framing or creating landmark buildings and contribute positively to the architectural quality of Bandon.</p> <p>The movement network shall prioritise walking and cycling and ensure routes are direct, overlooked and safe as per</p>							

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	DMURS. Links shall allow for connectivity southwards and northwards towards the planned Northern Relief Road (BD-U-02).							
BD-R-01 BD-R-02 BD-R-03	<p><b>Coolfadda Residential Expansion Area</b></p> <p>Elevated and sloping site with extensive views of the town centre and across the valley. Proposals shall retain key natural features such as existing trees and stone boundaries which shall form part of the site's layout and design.</p> <p>Proposals shall allow for a mix of unit typologies and sizes and the design of units shall respond to the palette of materials, roofscape profiles and plot definitions to create a series of streets which are both formal and organic within the scheme.</p> <p>Views into and out of the site shall focus on framing or creating</p>	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
landmark buildings and contribute positively to the architectural quality of Bandon. The movement network shall prioritise walking and cycling and ensure routes are direct, overlooked and safe as per DMURS.								
BD-GO-01	Plan for development to enable Bandon to achieve its target population of 9,044 persons.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
BD-GO-02	Support the completion of the Southern Relief Road and the development of a Northern Relief Road to facilitate improved movement within and around the town. Opportunities for biodiversity enhancement should be supported.	PHH MA			BFF S W ACF CH L	Project level SEA and AA may be required.	No response required.	No further recommendations.
BD-GO-03	Support the phased ongoing delivery of the recommendations of	PHH MA			BFF S	Project level SEA and AA may be required.	No response required.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	the Bandon Transport and Public Realm Enhancement Plan (TPREP) including new public spaces, road safety measures and revised traffic management arrangements. Opportunities for biodiversity enhancement should be supported.				W ACF CH L			
BD-GO-04	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of this Plan.	PHH MA W			BFF S ACF CH L	No action required.	No response required.	No further recommendations.
BD-GO-05	Ensure new development reinforces the primacy of the town centre and contributes to the vibrancy and vitality of Bandon.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
BD-GO-06	Support the provision of an historic town wall trail.	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BD-GO-07	The green infrastructure, biodiversity and landscape assets of Bandon include its river corridors, mature trees, wetlands and woodlands. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. Potential opportunities for biodiversity enhancement should be supported.	PHH BFF S W ACF			MA CH L	No action required.	No response required.	No further recommendations.
BD-GO-08	<b>Flood Risk</b> All proposals for development within the areas identified as being at risk of flooding will need to				PHH BFF S W	Objective added after pre-draft version see general comments below.	LAP added new Green Infrastructure zoning follow SEA advice.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red				ACF MA CH L			
	comply, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. <u>See Volume One Chapter 11 Water Management.</u>							
Bandon Residential								
BD-R-01	Medium A Residential Development.* The proposed placemaking approach needs to follow guidelines within Table 1.4.3 Placemaking and Urban Design Guidance.	PHH MA		BFF W ACF	BFF S CH L	The site is in an area at risk of fluvial and pluvial flooding. Further advice to follow as part of SFRA.	Awaiting further instruction from SFRA process.	Further comments pending completion of updated SFRA.
BD-R-02	Medium A Residential Development. Proposals to include provision of a landscaping plan including high quality boundary treatments particularly along the western boundary. The proposed placemaking approach needs to follow guidelines	PHH MA			BFF S W CH L	No action required	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
	within Table 1.4.3 Placemaking and Urban Design Guidance.							
BD-R-03	<p>Medium A Residential Development.</p> <p>Proposals <del>should</del> to include a comprehensive landscaping plan which incorporates a high quality boundary treatment, including the retention of existing natural boundaries.</p> <p>The proposed placemaking approach needs to follow guidelines within Table 1.4.3 Placemaking and Urban Design Guidance.</p>	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
BD-R-04	<p>Medium A Residential Development.</p> <p>Proposals to include a comprehensive landscaping plan which includes the retention of existing trees on site and shall make adequate provision for their protection during construction.</p>	PHH ACF MA			BFF S W CH L	The existing trees on site form part of a broadleaved woodland which has ecological value and their retention is welcomed.	No response required.	No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BD-R-05	Medium A Residential Development.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
BD-R-06	Medium A Residential Development.	PHH ACF MA			BFF S W CH L	No action required.		No further recommendations.
Bandon Business								
BD-B-01	Business Development. Extension to existing co-operative business development.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
BD-B-02	Business Development suitable for small to medium sized industrial units. Site shall be served by a single access. In depth screen				PHH BFF S W	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red planting to be provided along the northern, eastern and southern site boundaries. ^				ACF MA CH L			
BD-B-03				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
BD-B-04				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
BD-B-05				PHH BFF	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
the west of the site rather than off the Relief Road. ^				S W ACF MA CH L			
BD-B-06				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Business development. Proposals to include the provision of a landmark building on this site, possibly a hotel. Careful consideration to be given to development on the more elevated lands. This is a prominent site and appropriate and well designed landscaping is considered to be important particularly along the southern and eastern site boundaries. Access to the site should be from the local road to the west of the site rather than off the relief road. ^							

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BD-B-07	Business development. Proposals to include in depth screen planting along the western, southern and eastern site boundaries. ^ Any development proposals in this area may require an archaeological impact assessment including geophysical survey.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Bandon Industry								
BD-I-01	Food related industry. The development of this site to <del>should</del> include a suitable buffer and landscaping screen to the west and south to protect the existing residential amenities.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
BD-I-02	Industry. Industrial estate development suitable for small to medium sized industrial units. Site <del>shall</del> to be served by a single access. In depth screen planting to				PHH BFF S W ACF	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red be provided along the eastern and southern site boundaries. ^				MA CH L			
Bandon Town Center								
BD-T-01	Town Centre. *	PHH ACF MA			BFF S W CH L	The site is located in an area at risk of flooding. Further advice to following pending completion of SFRA.	Awaiting further instruction from SFRA process.	Further comments pending completion of updated SFRA.
BD-T-02	Town Centre. Lands identified to facilitate expansion of the town centre. Careful consideration needs to be given to the overall design of this landmark site on the approach to the town centre. It is important that the overall scheme fits into the surrounding riverside landscape and includes walkways through the site connecting to the existing Graham Norton Walkway. *	PHH ACF MA			BFF S W CH L	The site is located in an area at risk of flooding. Further advice to following pending completion of SFRA.	Awaiting further instruction from SFRA process.	Further comments pending completion of updated SFRA.
BD-T-03	Town Centre. Lands identified to facilitate the expansion of the town centre. *	PHH ACF MA			BFF S W	The site is located in an area at risk of flooding. Further advice to	Awaiting further instruction from SFRA process.	Further comments pending completion of updated SFRA.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH L	following pending completion of SFRA.		
BD-T-04	Town Centre. Lands identified to facilitate the expansion of the town centre. *	PHH ACF MA			BFF S W CH L	The site is located in an area at risk of flooding. Further advice to following pending completion of SFRA.	Awaiting further instruction from SFRA process.	Further comments pending completion of updated SFRA.
Bandon Community								
BD-C-01	Community use. Lands to facilitate cemetery extension.	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
Bandon Utilities								
BD-U-01	Develop pedestrian walkway and cycleway from town centre, through BD-X-01, town park (BD O-01) and through <del>BD-R-04</del> to BD-R-01	PHH ACF MA			BFF S W CH L	The proposed route traverses habitats of ecological importance including broadleaved woodland, scrub and wet grassland which forms part of the Kilbrogan Stream and Glebe House Local Area of Biodiversity. Ensure protection and enhancement where possible.	The objective has been updated to include the following wording: Develop pedestrian walkway and cycleway from town centre, through BD-X-01, town park (BD O-01 BD-	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							GR-01) and through BD-R-04 to BD-R-01, BD-R-03 up to the southern boundary of BD-R-02. The proposed route traverses habitats of ecological importance including broadleaved woodland, scrub and wet grassland which forms part of the Kilbrogan Stream and Glebe House Local Area of Biodiversity. Ensure protection and enhancement where possible.	
BD-U-02	Provision of Northern Relief Road.	PHH MA			BFF S W ACF CH	Project level SEA and AA may be required.	No response required.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
BD-U-03	Maintain and extend the pedestrian walk and cycleway along river bank to Castlebernard Estate. Riverside walks to be developed in accordance with recommended best practise including providing for appropriate set-backs from the river bank to avoid impacts on freshwater habitats and species.	PHH ACF MA			BFF S W CH L	Include reference to the pNHA Bandon Valley West of Bandon which contains Ancient Woodland habitats which this walkway traverses.	The objective has been updated to include the following wording: Riverside walks to be developed in accordance with recommended best practise including providing for appropriate set-backs from the river bank to avoid impacts on freshwater habitats and species and the pNHA Bandon Valley West of Bandon which contains Ancient Woodland habitats which this walkway traverses.	The plan has been updated. No further recommendations.
BD-U-04	Maintain and where possible extend the pedestrian walk along river bank to the Cottage Road	PHH ACF MA			BFF S W	Project level SEA and AA may be required.	No response required.	No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
Wood. Riverside walks to be developed in accordance with recommended best practise including providing for appropriate set-backs from the river bank to avoid impacts on freshwater habitats and species.				CH L			
Bandon Open Space, Sports, Recreation and Amenity							
BD-GR-01	Open Space. Maintain and protect the amenities in the town park. *	PHH S W ACF MA			BFF CH L	The proposed route traverses habitats of ecological importance including broadleaved woodland, scrub and wet grassland which forms part of the Kilbrogan Stream and Glebe House Local Area of Biodiversity. Ensure protection and enhancement where possible.	No response received  No further recommendations.
BD-GC-02	Open Space. Active open space for informal public recreation including the provision of an amenity walk. *	PHH S W ACF MA			BFF CH L	Encourage opportunities to enhance biodiversity by creating links to the pNHA Bandon Valley West of Bandon which contains Ancient Woodland habitats directly to the west of the zoning.	The objective has been updated to include the following wording: Opportunities to enhance biodiversity by creating links to the pNHA Bandon Valley

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red						West of Bandon which contains Ancient Woodland habitats directly to the west of the zoning are encouraged.	
BD-GC-03	Open Space. Active open space for informal public recreation including the provision of an amenity walk. Parts of this open space form part of the floodplain for the River Bandon. *	PHH S W ACF MA			BFF CH L	Encourage opportunities to enhance biodiversity by creating links to the pNHA Bandon Valley West of Bandon which contains Ancient Woodland habitats directly to the west of the zoning.	The objective has been updated to include the following wording: Opportunities to enhance biodiversity by creating links to the pNHA Bandon Valley West of Bandon which contains Ancient Woodland habitats directly to the west of the zoning are encouraged.	The plan has been updated. No further recommendations.
BD-GR-04	Open Space. Maintain and enhance the Gallows Green public open space.	PHH S W ACF			BFF CH L	No action required	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
		MA						
BD-GA-05	Open Space. Maintain playing fields (GAA). *	PHH ACF MA			BFF S W  CH L	Include reference to the River Bridewell which runs adjacent and includes habitats of ecological value.	The objective has been updated to include the following wording: Opportunities for biodiversity enhancement associated with the adjacent River Bridewell should be supported.	The plan has been updated. No further recommendations.
BD-GA-06	Open Space. Maintain playing fields.					No action required	No response required.	No further recommendations.
BD-GC-07	Open Space. Lands to remain predominantly open to protect the setting of the town.	PHH S W ACF MA			BFF CH L	The open space zoning includes habitats of ecological importance including mixed broadleaved conifer woodland and scattered trees and parkland which forms part of the Parkview Local Area of Biodiversity.	The objective has been updated to include the following wording: The open space zoning includes habitats of ecological importance including mixed	The plan has been updated. No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red					Ensure protection and enhancement where possible.	broadleaved conifer woodland and scattered trees and parkland which forms part of the Parkview Local Area of Biodiversity. Ensure protection and enhancement where possible.		
BD-GC-08	Open Space. Lands to protect Oaklands local biodiversity area.	PHH S W ACF MA			BFF CH L	No action required	No response required	No further recommendations.
Bandon Agricultural								
BD-AG-01	Agriculture	ACF L W			PHH BFF S MA CH	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BD-AG-02	Agriculture	ACF L W			PHH BFF S MA CH	No action required	No response required	No further recommendations.
Bandon Special Policy Area								
BD-X-01	<p><b>Cork Road Opportunity Site</b></p> <p>Consideration will be given to proposals for the development of this site which make provision for:</p> <ul style="list-style-type: none"> <li>• Linear park along the western boundary to include pedestrian walkway and cycleway;</li> <li>• Medium A Residential Development;</li> <li>• Mixed-use development including limited retail at the southern end of the site.</li> </ul>				PHH BFF S W ACF MA CH L	The site is located within a Flood Risk Area, further advice pending completion of SFRA assessment.	The objective has been updated. It now refers to Medium B Residential Development Density.	It is noted the objective was updated since initial review. No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
<p>Old LAP site reference in red</p> <ul style="list-style-type: none"> <li>Age friendly housing units.</li> </ul> <p>It is important that the walkway and cycleway links to adjoining lands along the western site boundary are implemented and good permeability and comprehensive landscaping which maintains existing mature trees along the boundaries of this site are considered essential. Adequate on-site parking is required to prevent impacts on the residential amenities of the area. *</p> <p>Provision to be made for retention and protection of mature trees on site and for the protection of the corridor of the Kilbrogan Stream. Opportunities for biodiversity enhancement should be supported.</p>								
BD-X-02	<b>Allman Quarter Mixed Use Opportunity Site</b>				PHH BFF S	The site is located within a Flood Risk Area, further advice pending completion of SFRA assessment.		Further comments pending completion of updated SFRA.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p><del>The Council encourages the</del> The co-ordinated redevelopment of this large site at the eastern approach to the town is encouraged. The area is suitable as a new mixed use business, hotel and residential area adjacent to the town centre. The existing Mart site continues to make an important economic and social contribution to the town. Redevelopment proposals need to provide a strong urban edge along the northern periphery of the site to define the entrance to the town. The use of perimeter blocks to create a stronger urban framework is recommended and these should be designed for optimal pedestrian/cyclist permeability. The layout and design of the area needs to relate positively to the existing historic Allman Distillery complex, using this as a key</p>				W ACF MA CH L			

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
landmark and focal point within the scheme. * Any proposals within the zone of archaeological potential of existing Monuments will need to undertake an archaeological assessment as part of the planning application process.							
BD- X-03				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
<b>Knockbrogan Mixed Residential/Educational Expansion Area</b>  Medium A Residential Development (BD-X-03a). to include provision of a primary school and secondary school (6.1ha) on BD-X-03b element.  Development of this site should be accompanied by a Traffic Assessment illustrating how the site will connect to the proposed new road infrastructure (BD-U-02) and existing road networks in the vicinity.							



Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>The layout also needs to make provision for pedestrian and cycleway links with existing adjoining residential areas and future links with the school campus. The proposed placemaking approach needs to follow guidelines within Table 1.4.3 Placemaking and Urban Design Guidance.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries.</p>								
BD-X-04	Mixed Use Office and Residential Area. Potential exists for a landmark building at the junction with the Southern Relief Road.				PHH BFF S W ACF MA CH L	No action required	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<b>Bandon General Recommendations:</b>								
Objectives required for CK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.								Rural chapter updated. No further recommendations.
Kinsale - Specific Zoning Objectives								
KS-T-01	<b>Lower O' Connell Street</b> To promote and encourage its renewal in a careful and sensitive manner and to protect the Medieval urban grain through refurbishment of existing buildings, promotion of innovative architecture and resisting large scale, single use development. Roof profiles should be consistent with the 35° to 55°, covered in blue/ grey slates and overhang the eaves. Window openings should follow the historic fenestration proportions, cills should be substantial and large expanses of undivided glass which is alien to the character of Kinsale should be avoided. Infill proposals will need to respect the narrow plot width of	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
	6-10m (maximum) and retain the strong vertical emphasis in the streetscape provided by windows and chimneys. Materials of new buildings shall reflect the historic palette of natural stone and slate.							
KS-T-01	<p><b>Pearse Street/ Long Quay</b></p> <p>This Georgian street is characterized by a greater mix of building types including some fine 19th century buildings. Building heights vary from 1-4 stories which enclose a wider street than found in the medieval core. Window openings should follow the historic fenestration proportions, cills should be substantial and large expanses of undivided glass which is alien to the character of Kinsale should be avoided. There has been some deterioration in the public realm of this historic street. New proposals within the street will need to include</p>	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	appropriate materials and detailing in street furniture such as steps, railings etc. to respect the historic character of the street. Densities should generally follow the established historic density patterns of development within the town which generally provided for 1 or 2 residential units over a commercial ground floor use.							
Existing Residential/ Mixed Residential and Other Uses	<b>Scilly and Summercove:</b> These areas are defined by attractive terraced housing with expansive coastal views. Within the fine grained cores of these villages, demolition of historic buildings which are an integral part of the character of the townscape will be discouraged. Outside the historic core, any replacement dwellings shall be of a scale, form and material finish appropriate to its local context. Natural roadside	PHH CH ACF MA			BFF S W L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	boundaries shall be retained or reinstated as these are an intrinsic part of the local character.							
General Objectives for Kinsale								
KS-GO-01	Plan for development to enable Kinsale to achieve its target population of <del>6,865</del> 7,342 persons.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
KS-GO-02	Retain the 'green fingers' of land separating the villages of Scilly and Summercove free from development as these are integral to the landscape setting of the town.	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.
KS-GO-03	Implement the recommendations contained in the Kinsale Transportation Study including the Northern Relief Road as a short-medium term measure and progress design options to deliver the Western Relief Road to improve	PHH MA			BFF S W ACF CH L	Consider expanding objective to include pedestrian and cycle links as a priority.		

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	movement within and around the town.							
KS-GO-04	The green infrastructure, biodiversity and landscape assets of Kinsale include its coastal habitats, wetlands and woodlands. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	PHH BFF S W ACF			MA CH L	No action required.	No response required.	No further recommendations.
KS-GO-05	Protect the heritage assets of the town including the Battlefield Sites, maritime heritage and its attractive townscape features including its	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	roofscape, urban morphology, fenestration details, slate-hung facades and street furniture.							
KS-GO-06	Support the preparation of a Historic Landscape Characterisation Study of the siege and battlefield zone of archaeological potential associated with the Battle of Kinsale 1601 to avoid further deterioration of the battlefield landscape and to develop the area as a cultural tourism attraction.	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.
KS-GO-07	Support the enhancement of walking and cycling facilities in the town.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KS-GO-08	Support the preparation of a heritage-led public realm strategy for Kinsale which focuses on creating an enhanced pedestrian environment within the historic core; a new Waterfront Amenity	PHH ACF MA CH			BFF S W L	No action required.	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Zone and improved linkages between the town centre and the waterfront.							
<del>KS GO-08</del> 09	Support the expansion of primary and post primary education facilities in the town.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
<del>KS-GO-09</del> 10	Support the expansion and improvement of marine infrastructure within the town which are compatible with the commercial and leisure functions within the harbour, with the protection of the natural environment, and maintain or enhance public access to the water.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KS-GO-11	The Plan supports the provision of additional playground facilities within the town.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.



**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
KS-GO-12	The Plan supports junction improvement works at Pewtarhole Cross.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KS-GO-13	The Plan acknowledges the need to undertake an exercise to secure additional parking in the town during the lifetime of the Plan.				PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.		No further recommendations.
KS-GO-14	<b>Flood Risk</b> All proposals for development within the areas identified as being at risk of flooding will need to comply, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. <b>See Volume One Chapter 11 Water Management.</b>				PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.		No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	scheme. The assessment should include geo-physical assessment to determine sub-surface archaeological and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.							
KS-R-02 LAP Ref.: KS-R-02	Medium B Residential Development. Development should include pedestrian and cycleway linkages to the KS-R-01 site to the north. Having regard to the site's location within an area of potential associated with the Kinsale Siege and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. The assessment should	PHH CH			BFF S W ACF MA L	No action required.	No response required.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	include geo-physical assessment to determine sub-surface archaeological and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape							
KS-R-03 LAP Ref.: KS-R-03	Medium A Residential Development.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KS-R-04 LAP Ref.: KS-R-04	Medium A Residential Development. The proposed layout will need to consider provision of pedestrian and cycleway linkages to the sports development at Cappagh and the Gaelscoil Cionn tSaile.  Having regard to the site's location within an area of potential associated with the Kinsale Siege	PHH CH			BFF S W ACF MA L	No action required.	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. The assessment should include geo-physical assessment to determine sub-surface archaeological and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.							
KS-R-05 LAP Ref.: KS-R-05	Medium A Residential Development.	PHH ACF			BFF S W CH L MA	No action required.	No response required.	No further recommendations.
KS-R-06	Medium A Residential Development. Proposals to include	PHH ACF			BFF	Include reference to the Glenbeg Woodlands which contains broadleaved woodlands of ecological	Objective updated to state "Medium A Residential	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
a comprehensive landscaping scheme.				S W CH L MA	value, directly to the north and south. Ensure any development would consider tree protection zones where necessary.	Development. The site is adjacent to Glenbeg Woodlands which contains broadleaved woodlands of ecological value, directly to the north and south. Proposals to include a comprehensive landscaping scheme including tree protection zones where necessary.”		
KS-R-07	Medium A Residential Development.	PHH ACF			BFF S W CH L MA	No action required.	No response required.	No further recommendations.
KS-R-08	Medium A Residential Development. Proposals to include	PHH ACF CH			BFF S W	No action required.	No response required.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>a comprehensive landscaping scheme.</p> <p>Having regard to the site's location in the vicinity of an archaeological monument, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future residential scheme. The assessment should include geo-physical assessment to determine sub-surface archaeology and testing. The proposal shall allow for the retention of the existing upstanding arachaeology (enclosure) and allow for a 20m buffer from same.</p>				L MA				
<p>KS-R-09</p> <p>LAP Ref.: B-04</p>	<p>Medium A Residential Development</p> <p>Having regard to the site's location in the vicinity of an archaeological monument, an archaeological assessment will be required in advance of development works in</p>	<p>PHH</p> <p>ACF</p> <p>CH</p>			<p>BFF</p> <p>S</p> <p>W</p> <p>L</p> <p>MA</p>	<p>No action required.</p>	<p>No response required.</p>	<p>No further recommendations.</p>

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
order to guide the design and layout of any future residential scheme. A 5m buffer will be required from the monument. The assessment should include geo-physical assessment to determine sub-surface archaeology and testing. The proposal shall allow for the retention of the existing upstanding arachaeology (enclosure) and allow for a 20m buffer from same.								
Kinsale Industry								
KS-I-01	Industry. Industrial estate development suitable for general industry including warehousing and distribution. Development of this site should include road improvement works as set out in the Kinsale Transportation Plan.	PHH			BFF S W CH ACF L MA	No action required.	No response required.	No further recommendations.
Kinsale Business								



**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
KS-B-01	Business Development. Office units and / or retail warehousing are considered appropriate. Development of this site should include road improvement works along the western boundary of the site.	PHH			BFF S W CH ACF L MA	No action required.	No response required.	No further recommendations.
KS-B-02	Business Development. Office units and / or retail warehousing are considered appropriate. Any further development of this site should be compatible with the existing uses and access should be available from the existing entrance or from a new entrance onto an upgraded Farm Lane.	PHH			BFF S W CH ACF L MA	The site contains and is adjacent to habitats of ecological importance including Oak, Ash and Hazel woodland which forms part of the Rathvallikeen Woodlands Local Area of Biodiversity. Ensure protection and enhancement where possible.	The objective has been updated to include the following wording: The site contains and is adjacent to habitats of ecological importance including Oak, Ash and Hazel woodland which forms part of the Rathvallikeen Woodlands Local Area of Biodiversity. Ensure protection and enhancement where possible.	The plan has been updated. No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
KS-B-03	Business Development. Proposals may accommodate expansion of existing adjoining use on adjoining industrial lands. Access to this development should be from the upgraded Farm Lane rather than from the Northern Relief Road.	PHH			BFF S W CH ACF L MA	No action required.	No response required.	No further recommendations.
Kinsale Town Centre								
KS-T-01	Town Centre. *	PHH ACF MA		W	BFF S CH L	The site is located in an area at risk of fluvial, pluvial and coastal flooding. Further advice to following pending completion of SFRA.	No action required.	No further recommendations.
KS-T-02	Town Centre. Lands to facilitate the expansion of the town centre. Proposals need to relate positively to the street, creating active frontages and avoiding blank facades. Development needs to create a high quality public realm, appropriate landscaping to reflect	PHH ACF MA		BFF	S W MA CH L	Include reference to the Glenbeg Woodlands which contains broadleaved woodlands of ecological value, adjacent to the site. Consider requiring retention of mature trees within the site.	The objective has been updated to include the following wording: Glenbeg Woodlands which contains broadleaved woodlands of ecological value, is adjacent to the site.	The plan has been updated. No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	the "gateway" nature of this site marking the arrival/ departure to/from the town.						The retention of mature trees within the site is desirable.	
Kinsale Community								
KS-C-01 LAP Ref.: KS-C-01	Community Use. Provision for the extension of facilities for Kinsale Community Hospital.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KS-C-02	Community Use. Provision for extension to existing primary school and provision of a childcare facility.	PHH ACF MA			BFF S W CH L	No action required.	No response required.	No further recommendations.
KS-C-03	Waste water treatment plant. *	MA		W	PHH BFF S ACF CH L	Part of the site is located in an area at risk of fluvial and pluvial flooding. Further advice to following pending completion of SFRA.		
KS-C-04	Single storey primary school (1.14ha) including provision of comprehensive landscaping	PHH MA			BFF	No action required	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
scheme to integrate the educational complex into the scenic, coastal landscape.				S W ACF CH L				
Kinsale Utilities								
KS-U-01	Northern Relief Road to include online improvements, junction improvements and the construction of new sections of road from Pewter Hole Cross to Commoge.	MA			PHH BFF S W ACF CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	The objective has been updated to include the following wording: The design shall make provision for pedestrian and cycle links.	No further recommendations.
						Project level SEA and AA maybe required.	No response required.	No further recommendations.
KS-U-02	Farm Lane road improvements. This will require the upgrading of the existing road and the construction of a new section of road to the proposed town park.	MA			PHH BFF S W ACF CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	The objective has been updated to include the following wording: The design shall make provision for pedestrian and cycle links.	The plan has been updated. No further recommendations.
						Project level SEA and AA maybe required.	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
KS-U-03	Pedestrian walkway through residential neighbourhood connecting to the town on the north and the foreshore on the south.	PHH ACF MA			BFF S W CH L	Consider expanding objective to include cycle links as a priority.	The objective has been updated to include the following wording: Pedestrian walkway and cycle links through residential neighbourhood connecting to the town on the north and the foreshore on the south.	The plan has been updated. No further recommendations.
						Project level SEA and AA maybe required.	No response required.	No further recommendations.
Kinsale Open Space, Sports, Recreation and Amenity								
KS-GA-01	Open Space. Active open space and amenity area.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
KS-GA-02	Open Space. These lands form part of the scenic amenities of the area and support high biodiversity value wetland habitats and associated species. There is a	PHH BFF S W ACF			MA CH L	No action required	The zoning map associated with this map has been updated to Extend the Existing Mixed/General	Regarding application reference O8/9368, it has expired, and it is considered that the zoning boundary

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  presumption against development. Opportunities for biodiversity enhancement should be encouraged.*						<p>Business/Industrial Use zoning adjoining KS-GC-02 to reflect the planning permission site area.</p> <p>Include new text referencing the Marsh local biodiversity area.</p> <p>New Text at Para 5.5.4 states "The Former Shirt Factory lands on the south western periphery of the town is zoned as Existing Mixed/General Business/Industrial Uses. Part of the site overlaps with the Marsh Local Biodiversity Area which is of high biodiversity</p>	should remain as existing to ensure that the biodiversity of the wetland habitats is preserved.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							value due to wetland habitats and associated species. Any future proposals will ensure the protection of the biodiversity value of the site.”	
KS-GA-03	Open Space. There is a general presumption against new development in the area as these elevated lands make a significant and significant contribution to the setting of the town and is part of a larger area of high archaeological potential associated with the Battle of Kinsale.	PHH L			BFF S W ACF MA CH	No action required	No response required	No further recommendations.
KS-GA-04	Open Space. This prominent site is an important part of the scenic and historical setting of Charles Fort.	PHH CH			BFF S W ACF MA	Include reference to then dry meadows which have ecological value and form part of the Charlesfort Meadows Local Area of Biodiversity.	The objective has been updated to include the following wording: The site contains dry meadows which have	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L		ecological value and form part of the Charlesfort Meadows Local Area of Biodiversity.	
						Consider an objective to support outdoor events at this location similar to Mallow Castle “to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle”	The objective has been updated to include the following wording: Outdoor events at this location to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Fort will be supported.	The plan has been updated. No further recommendations.
KS-GA-05	Open Space and Amenity Area including protection of the historic Charles Fort and its setting. There	PHH L			BFF S W	Include reference to then dry meadows which have ecological value and form part of the	The objective has been updated to include the following wording: The	The plan has been updated. No further recommendations.



**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its' amenities.				CF MA CH	Charlesfort Meadows Local Area of Biodiversity.	site contains dry meadows which have ecological value and form part of the Charlesfort Meadows Local Area of Biodiversity.	
						The site is located in an area at risk of fluvial, pluvial and coastal flooding. Further advice to following pending completion of SFRA.	No response required.	No further recommendations.
KS-GA-06	Open Space. Passive Open Space. This prominent site makes a significant contribution to the setting of the town.	PHH L			BFF S W CF MA CH	Include reference to the broadleaved woodland which have ecological value and form part of the Knocknabohilly Woodlands Local Area of Biodiversity.	The objective has been updated to include the following wording: The site contains broadleaved woodland which have ecological value and form part of the Knocknabohilly Woodlands Local Area of Biodiversity.	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
KS-GA-07	Open Space. Active open space to include the provision of a new landscaped Town Park, car parking. The design shall maximise links to adjacent residential areas and the town centre.	PHH L			BFF S W CF MA CH	Include reference to the Glenbeg Woodlands which contains broadleaved woodlands of ecological value.	The objective has been updated as follows: Open Space. Active open space to include the provision of a new landscaped Town Park, car parking. The site forms part of Glenbeg Woodlands which contains broadleaved woodlands of ecological value. The design shall maximise links to adjacent residential areas and the town centre. Opportunities for biodiversity enhancement should be encouraged.	The plan has been updated. No further recommendations.
KS-GA-08	Open Space. Passive Open Space. This is an important linear green feature makes a significant	PHH L			BFF S W	Include reference to the Glenbeg Woodlands which contains	The objective has been updated to include the following wording: The	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	contribution to the setting of the town.				CF MA CH	broadleaved woodlands of ecological value.	site forms part of Glenbeg Woodlands which contains broadleaved woodlands of ecological value.	
KS-GA-09	Open space. Lands to preserve the setting of the Carmelite Church with option to provide public amenity park on site.	PHH L			BFF S W CF MA CH	No action required	No response required	No further recommendations.
KS-GA-10	Open space. This prominent site makes a significant contribution to the setting of the town.	PHH L			BFF S W CF MA CH	No action required	No response required	No further recommendations.
KS-GA-11	Open space. Passive Open Space. This prominent site makes a contribution to the setting of the town.	PHH L			BFF S W CF MA CH	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>KS-GA-12</p> <p>Open Space suitable for active recreation.</p> <p>Any proposal shall have to make provision for the proposed Relief Road.</p> <p>Having regard to the site's location within an area of potential associated with the Kinsale Siege and Battlefield, an archaeological assessment will be required in advance of development works in order to guide the design and layout of any future open space pitches or facilities. The assessment should include geo-physical assessment to determine sub-surface archaeological and should determine whether parts of the site formed part of the strategic locations of campsites or entrenchments of the 1601 military landscape.</p>				<p>PHH</p> <p>BFF</p> <p>S</p> <p>W</p> <p>CF</p> <p>MA</p> <p>CH</p> <p>L</p>	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
KS-GA-13	Open Space. Passive Open Space. This is an important woodland area which makes a positive contribution to the setting of the town and is of local biodiversity value.	PHH L			BFF S W CF MA CH	No action required	No response required	No further recommendations.
Development Boundary Objectives for Ballinspittle								
DB-01	Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Maintain the existing community facilities and where possible expand the range of sports facilities available in the village.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
DB-03	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it	PHH BFF S			MA CH	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.'	W ACF L						
DB-O4	Supports plans for footpath and road realignment from Ballinspittle Village to Kilmore Woods.	PHH MA ACF			BFF S W CH L	Consider expanding objective to include cycle links as a priority.	The objective has been updated with the following wording: Supports plans for footpath, cycle links and road realignment from Ballinspittle Village to Kilmore Woods.	The plan has been updated. No further recommendations.
U-01	Maintain existing septic tank and percolation area. *	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.


Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GA-01	Maintain existing playing pitches, tennis court and open space. *	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
GC-02	Open Space. Protect existing woodland.	PHH MA ACF L			BFF S W CH L	No action required	No response required	No further recommendations.
GC-03	Open Space. Protect existing woodland.	PHH MA ACF L			BFF S W CH L	No action required	No response required	No further recommendations.
<b>Ballinspittle General Recommendations:</b> It is noted the settlement boundary was amended to reflect the existing built footprint, since initial review.								No further recommendations.
								

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
Development Boundary Objectives for Belgooly								
DB-01	Within the development boundary encourage the development of up to 90 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Encourage the rehabilitation and re-use of the existing historic Mill Complex within the village core. Appropriate uses include retail, employment, residential or a mixed-use approach which applies best practice conservation techniques to this landmark protected structure.	PHH ACF MA CH			BFF W S L	No action required	No response required	No further recommendations.
DB-03	Supports the provision of enhanced pedestrian links, including additional pedestrian bridges, which connect residential areas to the village core and school.	PHH MA ACF			BFF S W CH L	Project level SEA and AA may be required.	No response required	No further recommendations.
DB-04	New development should be sensitively designed and planned to				PHH BFF	No action required	No response required	No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.'				S W ACF MA CH L				
U-01 Identify suitable traffic calming measures for the main street (R600) in Belgooly.			PHH ACF MA	BFF S W CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	No response required	No further recommendations.	
U-02 Identify a requirement for an accessible off street carparking solution for the village.				PHH BFF S W	Include a requirement to develop a brownfield site in the first instance.	Noted.	Include a requirement to develop a brownfield site in the first instance.	
				ACF MA CH	Include the requirement for permeable surface as part of the objective.			Noted.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
GA-01	Active Open Space maintain existing playing pitches and open space. *				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Development Boundary Objectives for Courtmacsherry								
DB-01	Within the development boundary encourage the development of up to <del>149</del> 85 additional dwelling units for full time occupancy during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect and enhance the attractive coastal setting and landscape character of the village.	L			PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH			
DB-03	Courtmacsherry is situated adjacent to the Courtmacsherry Estuary Special Area of Conservation (Site Code 1230), to the Courtmacsherry Bay Special Protection Area (Site Code 4219) and is also close to the Seven Heads Special Protection Area (Site Code 4191). Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.	PHH			BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Limited provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, subject to normal proper planning and sustainable development considerations.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-05	Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.				PHH ACF MA  W CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	The objective has been updated with the following wording: Prioritise the upgrading and widening of roads, footpaths and cycle links within the village on the basis of need during the lifetime of the plan.	The plan has been updated. No further recommendations.
DB-06	Support the provision of a Burial Ground.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-07	The green infrastructure, biodiversity and landscape assets of Courtmacsherry include its coastal habitats and marine habitats, wetlands and				PHH BFF S W ACF	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	woodlands. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				MA CH L			
GC-01	Open Space preserved for visual amenity and tree preservation.	PHH BFF S ACF L			W MA CH	No action required	No response required	No further recommendations.
GC-02	Open Space preserved for visual amenity and tree preservation.	PHH BFF S ACF L			W MA CH	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GC-03	Open Space preserved for visual amenity and tree preservation.	PHH BFF S ACF L			W MA CH	No action required	No response required	No further recommendations.
GC-04	Open Space preserved for visual amenity and tree preservation.	PHH BFF S ACF L			W MA CH	No action required	No response required	No further recommendations.
GC-05	Open Space preserved for visual amenity and tree preservation.	PHH BFF S ACF L			W MA CH	No action required	No response required	No further recommendations.
U-01	Improvements to the Seven Heads Walk.  Improvements to this walk or further development of new routes in this area shall be designed sensitively to take account of their nature conservation designations				PHH BFF S W ACF MA CH L	Project level SEA and AA may be required.	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	and to ensure the avoidance of impact to habitats of high ecological value and protected species.							
U-02	Kincraigie is a strategically located historic estate, consisting of a country house, ancillary buildings and designed demesne. The site has significant potential as an opportunity site for a conservation led hotel development including a leisure centre to serve the village and its hinterland. Development at this site must be developed by accredited conservation professionals, subject to comprehensive and detailed assessments of the estate as a whole to achieve a development that conserves and enhances the character and significance of Kincraigie.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
<b>Courtmacsherry General Recommendation:</b> Consider zoning all parts of the SAC and SPA within the settlement boundary as Open Space / Green infrastructure in line with AA comments.								

Table 7.8 Assessment of Bandon Kinsale MD									
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red									
Development Boundary Objectives for Inishannon									
DB-01	Within the development boundary encourage the development of up to 143 additional dwelling units during the plan period.	PHH ACF				BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.'					PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01	Identify a requirement for an initial route selection project for a by-pass in Inishannon.	MA				PHH BFF S	Consider expanding objective to include pedestrian and cycle links as a priority.	The objective has been updated to include the following wording: Any	The plan has been updated. No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					W ACF CH L		route selection shall include pedestrian and cycle links.	
					L	Project level SEA and AA may be required.	No response required.	No further recommendations.
U-02	Develop and maintain amenity walk. River side walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species.	PHH ACF MA			BFF S W CH L	Project level SEA and AA may be required.	No response required.	No further recommendations.
U-03	Implement traffic calming measures and additional pedestrian crossing facilities along the Main Street.			PHH ACF MA	BFF S W CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	The plan has been updated to include the following wording: Implement traffic calming measures which include enhanced pedestrian and cycle links and additional pedestrian crossing facilities along the Main Street.	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
GA-01	Maintain existing playing pitches and open space, provision of a children's play ground, tennis courts, a public car park and a walkway would also be given consideration. *		BFF		PHH ACF MA S W CH L Reconsider the zoning of open space to include a carpark given it would not support sustainable travel and there would appear to already be a car park. If the zoning is a requirement include the requirement for permeable surface as part of the objective.	Noted. Already provided for.	No further recommendations regarding car park given it is existing. However, consideration should be given to updating the objective to include reference to the pNHA "Bandon Valley Above Innishannon" and the Annex 1 Estuary Habitats. They form the southern boundary of the settlement. This is also raised in a general comment below.
GC-02	Open Space. The area is an important local woodland which contributes positively to the amenities, biodiversity value and landscape setting of the village.	PHH BFF S ACF L			W MA CH No action required	The site boundary was extended to the south to include The Spires.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
B-01	Business Development suitable for small scale light industrial/incubator units. A detailed landscaping plan should be incorporated into the overall layout of this site in order to protect the residential amenity and general landscape character of the area.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
X-01 Innishannon	Special Policy Area. Land to remain predominantly open and rural in character with potential for small scale individual housing.		PHH ACF		BFF S W MA CH L	The site is located at the edge of the settlement boundary. To the south there is a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.	Noted.	The site is located at the edge of the settlement boundary. To the south there is a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							growth as required by RSES and the NPF.
X-02 Innishannon		PHH ACF		BFF S W MA CH L	The site is located at the edge of the settlement boundary and north of an individual dwelling. To the south-west there is a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.	Noted.	The site is located at the edge of the settlement boundary and north of an individual dwelling. To the south-west there is a greenfield site which would be contiguous to development within the village. There is a concern that the development of X-01 ahead of this site and other infill sites within the village would hinder the delivery of compact growth as required by RSES and the NPF.
<b>General Comments Innishannon:</b> Consider including an objective making specific reference to the pNHA 'Bandon Valley Above Innishannon' directly to the south of the village.							Consider including an objective making specific reference to

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								the pNHA 'Bandon Valley Above Innishannon' directly to the south of the village.
Riverstick								
DB-01	Within the development boundary encourage the development of up to 145 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect the more elevated lands which contribute to the setting of the village, particularly those lands to the west and the main approach to the village. Where development is considered appropriate, it is important that these approaches are well screened.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Support improved access to the River Stick along with the options for delivering an extended woodland amenity walk. River side	PHH ACF MA			BFF S W CH	Project level SEA and AA may be required.	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species.				L			
DB-04				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01				PHH BFF S W	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				ACF MA CH L			
GA-01	Open Space. Maintain existing playing pitches as active open space.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Timoleague							
DB-01	Within the development boundary encourage the development of up to 73 45 additional dwelling units during the plan period.	PHH ACF		BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect and enhance the attractive coastal setting and landscape character of the village.	PHH L		BFF S W ACF	No action required	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				MA CH			
DB-O3	Timoleague is situated adjacent to the Courtmacsherry Estuary Special Area of Conservation (Site Code 1230), to the Courtmacsherry Bay Special Protection Area (Site Code 4219), and is also close to the Seven Heads Special Protection Area (Site Code 4191). Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O4	The green infrastructure, biodiversity and landscape assets of Timoleague include its coastal habitats and marine habitats as well as mature trees and open spaces in the village. New development should be sensitively			PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.





**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GC-01	Open Space preserved for visual amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GR-01	Open Space for public recreation.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01	Walkway through Timoleague with a connection to the Seven Heads walk. Improvements to the Seven Heads Walk.* Improvements to this walk or further development of new routes in this area shall be designed				PHH BFF S W ACF MA CH	Project level SEA and AA may be required.	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	sensitively to take account of their nature conservation designations and to ensure the avoidance of impact to habitats of high ecological value and protected species. *				L			
U-02	Road improvement as main access road into Timoleague from Clonakilty along with footpath improvements to the Community field.				PHH	Project level SEA and AA may be required.	No response required	No further recommendations.
					BFF			
					S			
					W			
					ACF	Consider expanding objective to include pedestrian and cycle links as a priority.	The objective has been updated to include the following wording: Road improvement as main access road into Timoleague from Clonakilty along with footpath and cycleway improvements to the Community field.	The plan has been updated. No further recommendations.
				MA				
				CH				
				L				
<b>Ballinadee</b>								
DB-01	Within the development boundary, encourage the development of up	PHH			BFF	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.
		ACF			W			
					S			

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red to 10 additional dwellings during the Plan period.				L CH MA	consideration of water services capacity at strategic settlement level.		
DB-02	Protect the setting of the village, particularly the designated High Value Landscape to the east of the village and the important views over Ballinadee Creek.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Material and Volume Two Heritage and Amenity.							
GR-01	Maintain open space for informal public recreation. *				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GR-02	Maintain open space area. Consideration should be given to the provision of a playground or other community/ recreation use on site. *				PHH BFF S W ACF MA CH L	Include reference to the mature trees and established planting on the site. Any development would need to consider the existing biodiversity value and protect and enhance where possible.	The objective has been updated with the following wording: Mature trees and established planting contribute positively to the site. Any development would need to consider the existing biodiversity value and protect and enhance where possible.	The plan has been updated. No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
Ballinhassig								
DB-01	Within the development boundary, encourage the development of up to 40 (60) additional dwellings during the Plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Development should not occur on the steep slopes to the north of the village which form an important part of the village setting.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Implement traffic calming measures in the village, including measures to prevent inappropriate roadside parking where alternative parking spaces have been provided as part of a development.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-O4	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
T-O1	Allow for the expansion of the villagecentre to accommodate mixed use development including retail, business and residential uses.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GR-01	Open space for informal public recreation, with provision of neighbourwood scheme.*				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01	Proposed Bypass				PHH BFF	Project level SEA and AA maybe required.	No response required	No further recommendations.
					S W ACF MA CH L	Consider expanding objective to include pedestrian and cycle links as a priority.	The objective has been updated with the following wording: Proposed Bypass. Plans to provide for pedestrian and cycle links.	The plan has been updated. No further recommendations.
U-02	Develop and maintain amenity walk. River-side walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species.				PHH BFF S W ACF MA	Project level SEA and AA maybe required.	No response required	No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
U-03	Develop and maintain amenity walk. River-side walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species.			PHH BFF S W ACF MA CH L	Project level SEA and AA maybe required.	No response required	No further recommendations.
Butlerstown							
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required. No further recommendations.
DB-02	Any further development on the vacant lands immediately south of the main road will be discouraged				PHH BFF S W	No action required	No response required. No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	in order to protect the views of the village.			ACF MA CH L			
DB-O3	Frontage development along the main street within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O4	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
Crossbarry								
DB-01	Within the development boundary encourage the development of up to 63 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Any development proposals within the development boundary of Crossbarry should be allow for a range of house types and sizes and create a tiered density and urban structure.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Support the provision of recreational facilities within the village.				PHH BFF S W	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					ACF MA CH L			
DB-O4	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GA-O1	Open Space, maintain existing playing pitch.				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH L			
GA-02	Provision of an amenity area adjoining the monument.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01	Develop and maintain amenity walk. The line for the amenity walk is indicative only.				PHH BFF S W ACF MA CH L	Project level SEA and AA maybe required.	No response required	No further recommendations.
Kilbrittain								
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH MA	consideration of water services capacity at strategic settlement level.		
DB-02	New development can only proceed where it is shown it complies with the operation and licensing of the Waste Water Treatment Plant.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	All new development south of the Main Street will need to provide adequate measures for the disposal of surface water on site in order to mitigate against flooding impacts on lands and properties in the vicinity.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Support the upgrading and maintenance of walkways south of the village.			PHH BFF S W	Project level SEA and AA may be required.	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					ACF MA CH L			
DB-05	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GR-01	Maintain existing village amenity park and picnic area.				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
GA-02	Maintain existing GAA pitch, soccer pitch, tennis court and community centre.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GA-02	Develop and maintain amenity walk. River-side walks will be required to be designed having regard to best practise guidelines, taking account of need to protect freshwater habitats and species.			PHH BFF S W ACF MA CH L	Project level SEA and AA may be required.	No response required	No further recommendations.
U-01	Develop and maintain amenity walk. River-side walks will be required to be designed having regard to best practise guidelines,			PHH BFF S W	Project level SEA and AA may be required.	No response required. It is noted there is a request to remove the triangle from the open space boundary.	No further recommendations.



Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	taking account of need to protect freshwater habitats and species.				ACF MA CH L			
U-02	Sewage treatment plant.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
C-01	Community Use including extension to school and provision of community facilities incorporating east-west pedestrian links. Any proposal shall include comprehensive boundary screening.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Newcestown								
DB-01	Within the development boundary encourage the development of up	PHH ACF			BFF W	SEA of Chapter 2 Core Strategy has been undertaken for the proposed	No response required.	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	to 15 additional dwelling units during the plan period.				S L CH MA	population target including consideration of water services capacity at strategic settlement level.		
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GA-01	Maintain existing playing pitches				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH L			
GA-02	Maintain existing pitch and putt club				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
C-01	Extension to cemetery				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Oldchapel								
DB-01	Within the development boundary encourage the development of up to 16 additional dwelling units during the plan period.	PHH ACF			BFF W S L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH MA	consideration of water services capacity at strategic settlement level.		
DB-O2	New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
B-O1	Non-retail business development based on access through the existing commercial development to the east.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GA-01	Active open space, maintain existing playing pitches and clubhouse. *				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GR-02	Develop and maintain amenity area.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Garretstown/Garrylucas								
DB-01	Support the provision of surf related facilities such as changing shelter, outdoor showers and signage to increase the attractiveness of the area as a multi-use water sports destination.					This site adjoins Garrylucas Marsh and are located close to Garretstown Marsh. Include for each: Proposals for development within this shall be designed taking account of the sensitivity of the environment.	The objective has been updated with the following wording: This site adjoins Garrylucas Marsh and is located close to Garretstown	The plan has been updated. No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						Particular attention should be paid to the protection of marsh/wetland habitats and to the avoidance of damage to natural hydrological processes associated with these wetland sites.	Marsh. Proposals for development within this area shall be designed taking account of the sensitivity of the environment. Particular attention should be paid to the protection of marsh/wetland habitats and to the avoidance of damage to natural hydrological processes associated with these wetland sites.	
GA-01	Maintain existing open space, maintain pitch and putt club and tennis court facilities.				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.

**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
X-01	Special Policy Area. Lands to remain predominantly open in character with generally no linear roadside frontage development. The site adjoins Garrylucas Marsh and is located close to Garrettstown Marsh. Proposals for development within this site shall be designed taking account of the sensitivity of the environment. Particular attention should be paid to the protection of marsh/wetland habitats and to the avoidance of damage to natural hydrological processes associated with these wetland sites.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
X-02	Special Policy Area. Lands to remain predominantly open in character with potential for some in-depth residential development at the eastern end of the site. The site adjoins Garrylucas Marsh and is				PHH BFF S W ACF MA	No action required	It is noted the objective was updated since initial review to include the following changes: Special Policy Area. Lands to remain	No further recommendations.

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
located close to Garrettstown Marsh. Proposals for development within this site shall be designed taking account of the sensitivity of the environment. Particular attention should be paid to the protection of marsh/wetland habitats and to the avoidance of damage to natural hydrological processes associated with these wetland sites.				CH L		predominantly open in character with potential for some residential development <b>set back from the road</b> at the eastern end of the site.	
X-03				PHH BFF S W ACF MA CH L	No action required	It is noted the objective was updated since initial review to include the following changes: Special Policy Area. <b>Provision of temporary tourist accommodation for campervans and camping facilities.</b> The site is <b>also</b> suitable for a mixture of temporary and permanent	No further recommendations.



**Table 7.8 Assessment of Bandon Kinsale MD**

Table 7.8 Assessment of Bandon Kinsale MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>coastal landscape. The site adjoins Garrylucas Marsh and is located close to Garrettstown Marsh.</p> <p>Include for each: Proposals for development within this site shall be designed taking account of the sensitivity of the environment.</p> <p>Particular attention should be paid to the protection of marsh/wetland habitats and to the avoidance of damage to natural hydrological processes associated with these wetland sites.</p>						<p>caravans for tourist accommodation. Any proposals shall be accompanied by a comprehensive landscaping scheme prepared by a suitably qualified professional, to assimilate the proposal into this sensitive, coastal landscape.</p> <p>The site is close to Garrylucas Marsh and located close to Garrettstown Marsh.</p> <p>Proposals for development within this site shall be designed taking account of the sensitivity of the environment. Particular attention should be</p>	

Table 7.8 Assessment of Bandon Kinsale MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							paid to the protection of marsh/wetland habitats and to the avoidance of damage to natural hydrological processes associated with these wetland sites.	
X-04	Support the delivery of sensitively designed hotel/tourist accommodation within this scenic, beachfront site. The site is close to Garrylucas Marsh and to Garrettstown Marsh. Proposals for development within this site to be designed taking account of the sensitivity of the environment. Particular attention should be paid to the protection of marsh/wetland habitats, dune habitats and to the avoidance of damage to natural hydrological					It is noted the objective was added since initial review.	New objective.	It would appear the site already benefits from planning permission. No further recommendations.killb





**SEA Conclusions/Recommendations:**

Implementation of the objectives of the Bandon Kinsale MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already been incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:

**Volume 5 Bandon Kinsale MD Recommendation 1:** Regarding objective U-02 for Belgooly, consider expanding the objective to consider a brownfield site in the first instance and to require permeable surface as part of the objective.

**Volume 5 Bandon Kinsale MD Recommendation 2:** Regarding objective GA-01 for Innishannon, consider expanding the objective to include reference to the pNHA 'Bandon Valley Above Innishannon' and the Annex 1 Estuary Habitats. They form the southern boundary of this zoning objective and the settlement boundary.

**Volume 5 Bandon Kinsale MD Recommendation 3:** Regarding objective X-01 for Innishannon the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.

**Volume 5 Bandon Kinsale MD Recommendation 4:** Regarding objective X-02 for Innishannon, the site is located at the edge of the settlement boundary and there is a greenfield site to the south which would be contiguous to development within the village. By including this zoning, it could result in the development of this site ahead of sites which would contribute to the delivery of compact growth as required by the RSES and NPF.

**Volume 5 Bandon Kinsale MD Recommendation 5:** Regarding Courtmacsherry, consider zoning all parts of the SAC and SPA within the settlement boundary as Open Space / Green infrastructure in line with AA comments.

**Volume 5 Bandon Kinsale MD Recommendation 6:** Regarding objective KS-GA-02, given application reference O8/9368 has expired, consideration should be given to keeping the zoning boundary intact to protect the sensitive receiving environment of the wetland habitats.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
Clonakilty - Specific Zoning Objectives								
CK-GO-01	Plan for development to enable Clonakilty to achieve its target population of 6,385.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required	No further recommendations.
CK-GO-02	In order to secure the sustainable population growth and supporting development proposed in CK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of	PHH		W	BFF S CH L	No change considered necessary	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.							
CK-GO-03	Support the implementation of the flood relief works within the town in accordance with the Clonakilty Flood Relief Scheme. This scheme has been subject to EIA and AA processes.	PHH , W ACF MA			BFF S CH L	No changed considered necessary.	No response required.	No further recommendations.
CK-GO-04	The green infrastructure, biodiversity and landscape assets of Clonakilty include its river corridors, mature trees, wetlands, woodlands, coastal setting and habitats, the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is	PHH , S, ACF , L		BFF , W,	MA, CH	No changed considered necessary.	Amend the wording of CK-GO-04 to read as follows:  The green infrastructure, biodiversity and landscape assets of Clonakilty include the bay and associated estuarine and coastal habitats which are designated as an SAC	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.						and SPA, the river and stream corridors, mature trees, wetlands, woodlands and other open spaces, New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and	



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							Volume Two Heritage and Amenity.	
CK-GO-05	Preserve and enhance the character of the town by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town and further develop the tourist potential of the built and archaeological heritage including the promotion of heritage trails.	PHH , MA, CH,			BFF , ACF , S, W, L	No change considered necessary.	No response required	No further recommendations.
CK-GO-06	Support and promote Clonakilty town centre as the primary and most appropriate location for the expansion of retail development.	PHH , ACF , MA,		W,	BFF , S, CH, L,	No change considered necessary.	No response required	No further recommendations.
CK-GO-07	Encourage the development of suitable sites for additional sports, recreation and open space	PHH MA			BF S	No change considered necessary.	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.				W ACF CH L			
CK-GO-08	Promote improved pedestrian access and linkages, movement, and safety throughout the town. Investigate the feasibility of providing a footpath to serve the existing Templebyran residential area on the L4031.	PHH ACF MA CH			BFF S W L	No change considered necessary.	<b>Amend General Objective CK-GO-09 so as to read as follows:</b>  Promote improved pedestrian access and linkages, movement and safety throughout the town. Investigate the feasibility of providing a footpath to serve the existing Templebryan	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red						residential area on the L4031.	
CK-GO-09	Implement the Clonakilty Traffic and Transportation Study, and any updated proposals regarding same or updated guidance on road measures set out in this plan.	PHH MA			BF S W ACF CH L	It is noted the objective was updated since initial review. No further recommendations.	New Objective	No further recommendations.
CK-GO-10	Implement the Clonakilty Traffic and Transportation Study.	MA, PHH ,			BFF , S, W, ACF , CH,	No change considered necessary.	Amend General Objective CK-GO- 10 to read as follows:  Implement the Clonakilty Traffic and Transportation Study, and any updated proposals regarding same or updated guidance on road measures set out in this plan.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CK R-01 +	Medium A Density Residential Development. The site <b>should</b> be subject to a detailed landscape plan, which <b>should</b> include retention of existing hedgerows and mature trees which provide biodiversity networks. 6.75 HA				PHH BFF S W ACF MA CH L	The Clonakilty Stream further to the north is part of a Local Area of Biodiversity which runs directly adjacent to the site and any development proposals should include riparian margins and integrate the stream into the proposals.	This objective is being amended as per recommended in the HAD/Ecology report, as per the following: Medium A Density Residential Development. The site should be subject to a detailed landscape plan. <b>Provision should be made for retention and protection of existing boundary hedgerows and mature trees and for the protection of the small stream on the southern boundary which provide biodiversity network.</b>	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
						Include reference to Protected Monument within the site.	Generally, the Vol. 1 Chp 16 Built and Cultural Heritage is considered to be the appropriate reference.	No further recommendations.
						Evidence of Pluvial and Fluival Flooding either within this part of the site or adjacent. Require site specific FRA.	Noted. The flood risk maps have been reviewed again. The Ck-R-01 site is being reduced in size, there are no flood risk areas overlapping with this site.	No further recommendations.
							Update following pre-draft version, site boundary reduced in size and part of site zoned as existing built-up area (EBUA).	Review the approach to zoning part of this greenfield site as EBUA.
CK-R-02 +	Medium A Density Residential Development  1.5	PHH ACF			BFF S W MA	No action required.	Update following pre-draft version, site zoned as existing built-up area (EBUA).	Review the approach to zoning this greenfield site as EBUA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH L		Another site has now been assigned the reference CK R-02	
CK R-03	<p>Medium A Density Residential Development, incorporating a high-quality design approach having regard to the sensitivity of this visually prominent site. Comprehensive landscaping proposals will also be required. The development of this site shall <b>should</b> be co-ordinated with the future Northern Inner Relief Road.</p> <p>2.38</p>					No action required.	No response required.	No further recommendations.
CK R-04	<p>Medium A Density Residential Development. The overall approach to the development of this site (including road access proposals and the provision of pedestrian and cycleway links) should be co-</p>	PHH , ACF , MA,			BFF S W CH L	<p>Include reference to Protected Structure RPS196 Railway Station given any development of this site would affect its setting.</p>	<p>Amend. Development should give adequate consideration to the RPS No. 196 Railway Station&amp; its setting to the north of the site.</p>	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	<p>Old LAP site reference in red</p> <p>ordinated with the development of adjoining lands to the east.</p> <p>1.58</p>					Potential to enhance GI network by including reference to walkway to the south of the site which forms part of CK-U-04. Potential for GI and SuDS.	Development objective makes reference to co-ordinating with land to the east including proposed cycle way. Would require more information to confirm site is suitable for SuDs.	No further recommendations.
CK R-05	<p>Medium B Density Residential Development. Comprehensive landscaping proposals will be required to integrate development in this visually sensitive site.</p> <p>2.62</p>	PHH , ACF , MA,			BFF S W CH L	No action required.	No response required.	No further recommendations.
CK R-06	<p>Medium B Density Residential Development. Comprehensive landscaping proposals will be required in particular along the eastern boundary.</p> <p>1.4</p>	PHH , ACF , MA,				No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
<del>CK-R-07</del> + Medium B Density Residential Development. Comprehensive landscaping proposals will be required in particular along the eastern boundary.  2.34		PHH ACF			BFF S W MA CH L	No action required.	Update following pre-draft version, site zoned as existing built-up area (EBUA).  Another site has now been assigned the reference CK R-02	Review the approach to zoning this greenfield site as EBUA.
<del>CK-R-07</del> <del>CK-R-08</del> + Medium A Density Residential Development. The overall approach to the development of this site (including road access proposals, layout, pedestrian and cycleway links, open space etc.) should ensure appropriate provision is made for the possible future development of lands to the south and west.  10.1					PHH BFF S W ACF MA CH L	No action required.	Update following pre-draft version, Part of site zoned as existing built-up area (EBUA).  In pre-draft version site assigned reference CK-R-08. Now assigned reference CK R-07.	Review the approach to zoning this greenfield site as EBUA.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>CK-R-02 +</p> <p>Medium B Density Residential Development subject to the following:</p> <p>(a) A Traffic Impact Assessment and Road Safety Audit, and associated proposals for road upgrades / improvements to accommodate the increased traffic volumes on the road network, locally and in the wider context. The development of this site should be coordinated with the future Northern Inner Relief Road.</p> <p>(b) Proposals shall include provision for pedestrian and cyclist connectivity with adjoining</p>		PHH ACF	BFF W	S MA CH L	It is noted the objective was updated since initial review.	New residential zoning added.	Review the approach to zoning this site given availability of alternative sites which could deliver compact growth as required by the NPF and RSES.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>developments.</p> <p>(c) The availability of water services.</p> <p>(d) The design, layout and finishes of the scheme shall seek to minimise visual impact given the elevated nature of the site.</p> <p>Comprehensive landscaping proposals will be required, and these should seek to link with other green infrastructure assets in the area and with SuDs proposals for the site. Consideration should also be given to the area of local biodiversity value N71 Woodland Corridor. ^</p>								
CK I-01	Industrial Development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. Any proposal for development on	PHH MA			BFF S W ACF CH	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the western relief road (U-01). ^ *</p> <p>8.0</p>				L				
CK B-01	<p>Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate access and phasing arrangements and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme which should be subject to an agreed access strategy in accordance with the provisions of</p>	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. ^  10.4							
CK B-02	Business Development incorporating high quality building design.  2.5	PHH ACF MA			BFF S W ACF CH L	No action required.	No response required	No further recommendations.
CK T-01	Promote the town centre as the primary area for retail and mixed use development, encourage	PHH ACF MA			BFF S W	Include reference to Habitat Mapping specifically to the Clonakilty Stream Local Area of Biodiversity and given	Consideration will be given to mapping the stream	Include reference to Habitat Mapping specifically to the

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm improvements. *	CH			L	proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.	corridor at amendments stage.	Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.
	16.83							
CK T-02	Provide for Town Centre expansion, to include a mix of town centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provision on the northern site boundary for an amenity walk and pedestrian linkages to the town centre. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay. *	PHH MA	W ACF	BFF	S CH L	The site is at risk of fluvial and coastal flooding. Further its' historic use was a GAA pitch. Consider removing proposed zoning and retaining as open space zoning. Further advice to follow as part of SFRA	Noted	Further advice pending updated SFRA.
						Include reference to Habitat Mapping specifically to Clonakilty Estuary Local Area of Biodiversity and given proximity ensure potential for GI links to the designated Clonakilty Bay and Harbour SPC, SAC and pNHA.	The text of the plan is being updated to reflect the recommendations contained in the AA/Ecology report, which address these issues also. CK-GO-	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	3.88						O4 is being updated and will address these issues also.	
CK T-03	Provide for Town Centre expansion, to include a mix of town centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay.  2.1	PHH ACF MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
CK-T-04	Town Centre/Neighbourhood Centre  5.66	PHH ACF MA		BFF	W	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
					S CH L	Include reference to Habitat Mapping and Clonakilty Stream Local Area of Biodiversity as well as adjacent habitats of value.	The text of the plan is being updated to reflect the recommendations contained in the AA/Ecology report,	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
							which address these issues also. CK-GO-04 is being updated and will address these issues also.	
CK- GC-01	Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town. *  15.65	PHH S ACF L		BFF W	CH MA	Include reference to how this open space will contribute to the Clonakilty Bay and Harbour SPC, SAC and pNHA and the Clonakilty Estuary Local Area of Biodiversity. Include reference to how it will contribute to the GI network for Clonakilty.	Objective to be amended as follows: Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity, green infrastructure assets, biodiversity and character of Clonakilty. *	No further recommendations.
CK- GC-02	Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town. This area of open space includes a Local Biodiversity area comprised of the N71 Woodland Corridor which provides significant	PHH S ACF L		BFF W	CH MA	Include reference to how this open space will contribute to the GI network of Clonakilty and specifically the Local Area of Biodiversity known as N71 Woodland. Further include reference to the lowland river within the habitat mapping and the requirements for riparian margins.	The text of CK-GC-02 is being updated as per the below.  <del>Open Space, prominent slope, elevated ridge</del> N71 Woodland Landscape conservation. Landscape features which make a	

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	contribution to the visual amenity and character of the town.  24.14						significant contribution to the visual amenity, green infrastructure and character of the town. This area of open space supports woodland habitat, riparian corridors which provides significant contribution to the visual amenity and character of the town and which should be retained.	
CK- GC-03	Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.  13.65	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
CK-GR-04	Existing Sports facilities  3.04	PHH BFF S W ACF MA			CH L	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CK-GA-05	Open space/Town Park  6.89	PHH BFF S W ACF MA			CH L	No action required	No response required	No further recommendations.
CK C-01	Community Healthcare Use  3.72	PHH ACF MA		BFF W	CH L	Include reference to the Local Area of Biodiversity and potential to contribute to the GI network.	The N71 woodland has its own separate objective CK-GC-02. Further reference in the CK C-01 is not considered necessary.	No further recommendations.
CK C-02	Lands reserved for Educational Use  6.74	PHH ACF MA		BFF	W S CH L	Include reference to the Local Area of Biodiversity and potential to contribute to the GI network.	There are no LBA within or adjoining this site. This issue wasn't highlighted in the AA/ecology report.  Note the greenway route is outside this	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red						site, but the site will benefit from same.	
CK-AG-01	Agriculture 22.29	BFF S W ACF L			PHH MA CH	No action required.	No response required.	No further recommendations.
CK-AG-02	Agriculture 2.48	BFF S W ACF L			PHH MA CH	No action required.	No response required.	No further recommendations.
CK-AG-03	Agriculture 6.75	BFF S W ACF L			PHH MA CH	No action required.	No response required.	No further recommendations.
CK-AG-04	Agriculture 1.64	BFF S W ACF			PHH MA CH	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red	L						
CK-AG-05 +	Agricultural Use	BFF S W ACF L			PHH MA CH	It is noted the objective was updated since initial review.	New objective	No further recommendations.
CK-U-01	Promote the provision of development to meet the operational requirements of utilities and infrastructure operators, including provision of public utilities such as fire stations.  0.55	PHH ACF MA			BFF S CH L W	No action required	No response required	No further recommendations.
CK-U-02	Existing Utilities  3.14	PHH , ACF , MA,	BFF , W,		S, CH L	Include reference to protection and enhancement of Clonakilty Bay SAC, SPC, pNHA Local Area of Biodiversity which form part of and are directly adjacent to the site.	The issue was discussed with Sharon Casey and it was decided that as no new development is being proposed, further reference to sensitive sites is not required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CK-U-03	Pedestrian Walkway Route	PHH , ACF , MA,		BFF	S, W CH L	Request reference to Habitat Mapping and N71 Woodland Local Area of Biodiversity and ensure reference is made to GI potential.	The development objective can be amended to reflect the N71 Woodland corridor.	No further recommendations.
CK-U-04	Pedestrian Walkway Route	PHH , ACF , MA,		BFF	S, W, CH, L,	No action required	No response required	No further recommendations.
CK-U-05	Pedestrian Walkway Route	PHH ACF MA			BFF CH S W L	Request reference to Habitat Mapping which identified the Clonakilty Stream Local Area of Biodiversity which runs through the site. Include reference to GI potential, SuDS, and flood risk.	The development objective is being updated to state the following;  Pedestrian Walkway Route. Any proposal to extend or upgrade this walk will be required to be designed having regard to best practise guidelines, providing for appropriate set-backs from the river bank and the estuary	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							to avoid impacts on freshwater and estuarine habitats and species.	
CK-X-01	<p>Support the redevelopment of this site for residential, community, tourism or employment related uses.</p> <ul style="list-style-type: none"> <li>Any development on this site should have regard the importance of the existing buildings, protected structures and their setting.</li> <li>The form and layout of any development which be of a high quality design, materials and finishes should make a positive contribution to the townscape and visual amenities of the town.</li> <li>Pedestrian and Cycle connections should be</li> </ul>	PHH , ACF , MA, CH, L		W,	BFF , S,	No action required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in <b>red</b></p> <p>incorporated linking the site to adjoining developments and the town centre.</p> <ul style="list-style-type: none"> <li>• A comprehensive landscaping proposal incorporating the retention of and enhancement of significant landscape features.</li> <li>• Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands.</li> <li>• The implementation of phasing proposals within the overall site to ensure the co-ordinated development of the site.</li> <li>• Preparation of a Traffic Management Plan which includes provision of</li> </ul>							

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>sustainable transport options.</p> <ul style="list-style-type: none"> <li>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision of connection to the future Northern Relief Road.</li> <li>Consideration should also be given to the sites proximity to the Local Biodiversity Area N 71 Woodland Corridor giving particular consideration to its local importance and value.</li> </ul>							

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<b>Clonakilty General Recommendations:</b> Objectives required for CK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.						Noted: Chapter 5 Rural has been updated to include an objective to satisfy the CK-GB-2 requirements	No further recommendations, this matter is dealt with via the Rural chapter.	
Review the approach to zoning greenfield sites as EBUA (part of CK-R-01, CK-R-02, CK-R-07, part of CK-R-08 (now assigned reference R-07)).								
<b>Bantry Objectives</b>								
BT-GO-01	Plan for development to enable Bantry to achieve its target population of 4,547.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Objective updated to read 4,133.	No further recommendations.
BT-GO-02	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of this Plan.				PHH BFF S W ACF MA CH L	Given there is limited capacity consider similar wording to Clonakilty objective to ensure capacity issues don't arise.	No change proposed	No further recommendations.
BT-GO-03	Prioritise the development of a relief road for the town as a priority	PHH MA			BFF S	Project specific AA and SEA would be required.	No response required.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	in promoting town centre improvements (including increased emphasis on pedestrian priority).				W ACF CH L			
BT-GO-04	Support the implementation of the Inner Harbour Regeneration Project.	PHH MA			BFF S W ACF CH L	Project specific AA and SEA would be required.	No response required.  No further recommendations.	
BT-GO-05	Support the preparation and implementation of a Harbour Management Plan for the harbour area. Support the development of marine leisure proposals generally in Bantry which are in line with securing the objectives of the Marine Leisure Strategy which designates Bantry as a primary hub.	PHH MA			BFF S W ACF CH L	Project specific AA and SEA would be required.	No response required.  No further recommendations.	
BT-GO-06 +	Recognise the strategic importance of Bantry House as a key tourist attraction for West Cork and the	PHH MA		BFF CH	S W ACF	Include reference to the role of Bantry House as a Local Area of Biodiversity.	Noted. Objective can be amended to reflect this.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Region. Work with the owners to increase the attractiveness of the house and its setting, to protect and conserve the house and work with local and national stakeholders to achieve the desired outcomes.				L	Bantry House is a protected structure, please reference this.	Noted. Objective can be amended.	The plan has been updated. No further recommendations.
BT-GO-07	Encourage the provision of further community facilities within the town.	PHH MA			ACF BFF S W CH L	No action required	No response required	No further recommendations.
BT-GO-08	Support and encourage the reuse and redevelopment of the former school sites having regard to the importance of the buildings and their visual setting.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
BT-GO-09	Support and promote: <ul style="list-style-type: none"> <li>General improvements to the public realm including pedestrianisation,</li> </ul>	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	<ul style="list-style-type: none"> <li>• The refurbishment/upgrading of historic laneways,</li> <li>• The provision of an indoor market,</li> <li>• Redevelopment of brownfield sites including the harbour and old cinema site.</li> </ul>							
BT- GO-10	The green infrastructure, biodiversity and landscape assets of Bantry include its river corridors, mature trees, wetlands, woodlands and coastal habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set	PHH ACF L			BFF S W MA, CH	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
out in Volume One Main Policy Material and Volume Two Heritage and Amenity. It is particularly important to maintain and enhance the attractive coastal setting and landscape character of Bantry and further extensive upland development will be discouraged. A visual impact assessment may be required for development in areas of significant and sensitive landscape character.							
BT R-01	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
proposals. Provision should be made for linkages to the nearby Mealagh river valley walkway. Existing habitats on site shall also be protected/enhanced and incorporated into a new development Consideration should also be given to the sites proximity to the Bantry river & tributaries corridor local biodiversity area (No 4).							
14.62							
BT R-02		S ACF MA L	W	PHH BFF CH	No action required.	No response required.	No further recommendations.
2.12							

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BT-R-03	Medium B Residential Development with provision for a neighbourhood centre and community facilities, including 16 classroom primary school, on the western part of the lands and fronting onto existing public roads. Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley. *  8.33	PHH MA		BFF W	S ACF CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	Add the following text to Objective BT-R-03	Further comments pending completion of updated SFRA.
						This site has drainage issues, and in accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity, and habitat enhancements as appropriate.	New development shall be set back from watercourses on the boundary of this zone.	No further recommendations.
BT-R-04	Medium B Residential Development including serviced sites. Provision of pedestrian/cycling linkages to adjoining residential sites.	PHH MA		W	BFF S ACF CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	Add the following text to Objective BT-R-04  New development shall be set back from	Further comments pending completion of updated SFRA.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red	1.68						watercourses on the boundary of this zone.	
BT-R-05	<p>Medium B Density Residential Development with provision for link road connecting the site with the R-06 to the south. Provision for pedestrian/cycling linkages to the town centre to be included in any proposal. In general no buildings shall <del>shall</del> <b>should</b> be visible on the skyline and in-depth planting shall be provided along the entire southern and western boundaries. All existing hedgerows/trees retained and augmented. Any proposals for development of the site to be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.</p>	PHH ACF			BFF S W MA CH L	No action required	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
	4.05							
BT R-06	<p>Medium B Density Residential Development with provision for link road connecting site with R-05 to north. Provision for pedestrian/cycling linkages to the town centre included in any proposal. Housing set back from the western boundary should be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.</p>	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	5.15							
BT R-07	<p>Medium B Density Residential Development including community housing. Consideration should also be given to the sites proximity to the Bantry river &amp; tributaries corridor local biodiversity area (<del>No 4</del>).</p> <p>4.0</p>	PHH		BFF MA	CH ACF S W L	Request TIA and RSA given capacity of L-4714-0 as an access route and preference for access from the school road.	Noted. Objective can be amended by adding this requirement.	The plan has been updated. No further recommendations.
BT R-08	<p>Medium B Density Residential Development with appropriate access. Consideration should also be given to the sites proximity to the local biodiversity area (<del>No 4</del>) Bantry river &amp; tributaries corridor, giving particular consideration to its local importance and value.</p> <p>2.3</p>			MA PHH	BFF S W ACF CH L	Request TIA and RSA given capacity of L-4714-0 as an access route and preference for access from the school road.	<p>Amend Objective BT-R-08 to read as follows:</p> <p>Medium B Density Residential Development with appropriate access. New development should be set back from watercourses on the boundary of this zone.</p>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
BT I-01			BFF S W	PHH ACF MA CH L	No action required.	No response required.	No further recommendations.
	Industry and/or warehousing and distribution subject to acceptable layout. ^*						
	13.6						
BT B-01				PHH BFF S W ACF MA CH L	No action required.	No response required	No further recommendations.
	Business Development. Comprehensive landscape screening shall be retained and provided to the northern boundary of the site to protect the visual sensitivity of the Mealagh valley.						
	* 5.8						
BT B-02			BFF S W MA	PHH ACF CH L	Include reference to Habitat Mapping and designated habitats of ecological value given the site has direct hydrological links to Bantry Bay and harbour. Bantry Bay is part of a Blue Dot catchment, contains Annex 1 habitats, a pNHA and the wider bay forms part of the Glengarriff Harbour and Woodland SAC. Any	This issue didn't arise in the Ecology report in the context of protected habitats in Bantry Bay. However, it is intended to request a portion of this site be designated green infrastructure	The plan has been updated. No further recommendations.
	Business Development, community and recreational facilities and small-scale residential development (Medium B Density Residential Development) adjoining existing residential area to the east. High quality retail warehousing will be considered within business park environment.						

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>Consideration should also be given to the sites proximity to the Seafield Marsh local biodiversity area (No 5) within the site, giving particular consideration to its local importance and value and to other opportunities for enhancing biodiversity and species richness in the area.</p> <p>Opportunities for Sustainable Urban Drainage systems on site should also be considered.</p> <p>*</p> <p>18.3</p>					proposals would need to ensure no adverse impacts on the receiving sensitive environment.	which should address the issues.		
					TIA and RSA required given limitations of existing road network to service this site.	Noted. Objective can be amended.	The plan has been updated. No further recommendations.	
					Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.	
BT B-03	Business Development. Retail warehousing and petrol filling station may be acceptable uses in this location. ^				PHH BFF S W ACF MA CH L	No action required	No response required.	No further recommendations.
	7.1							

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
BT B-04	Business Development. ^  12.7				PHH BFF S W ACF MA CH L	No action required	No response required.	No further recommendations.
BT B-05	Business Development. ^  7.9	MA			PHH BFF S W ACF CH L	No action required	No response required.	No further recommendations.
BT T-01	Town Centre. Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.  *	PHH ACF MA		BFF CH	S W L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Given above reference to SuDS required for all development proposals including public realm improvements.	It is considered that the Vol. One Chapter Chp 11 provides the appropriate context for	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	13.7						the incorporation of SuDs into new developments. A new flood relief scheme is being designed for Bantry which may determine the most appropriate surface water measures.	
						Include reference to Habitat Mapping and designated habitats of ecological value given the site has direct hydrological links to Bantry Bay and harbour. Bantry Bay is part of a Blue Dot catchment, contains Annex 1 habitats, a pNHA and the wider bay forms part of the Glengarriff Harbour and Woodland SAC. Any proposals would need to ensure no adverse impacts on the receiving sensitive environment.	Noted. Objective can be amended to reflect this.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						Given, ACAs, PS, and NIAH specific reference to protection of historic features and character required.	Noted. Objective can be amended.	The plan has been updated. No further recommendations.
BT T-02	Town Centre. Provide for the natural extension of Bantry town centre on this opportunity site including a mix of uses for the overall site such as convenience retail, specialist marine and marine related activities, leisure tourism uses, community uses, restaurants, offices, and residential development. The Council will encourage the incremental development of the site over time. Any development proposal should have regard to the existing and proposed marine related activities. The development of the lands should provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location	ACF MA		BFF CH	S W L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Given above reference to SuDS required for all development proposals including public realm improvements.	It is considered that the Vol. One Chapter Chp 11 provides the appropriate context for the incorporation of SuDs in new developments. A new flood relief scheme is being designed for Bantry which may determine the most appropriate surface water measures.	No further recommendations.
						Include reference to Habitat Mapping and designated habitats of ecological value given the site has direct	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	overlooking Bantry Bay. * 3.4					hydrological links to Bantry Bay and harbour. Bantry Bay is part of a Blue Dot catchment, contains Annex 1 habitats, a pNHA and the wider bay forms part of the Glengarriff Harbour and Woodland SAC. Any proposals would need to ensure no adverse impacts on the receiving sensitive environment.		
BT C-01	Community with specific objective for healthcare and community facilities. Consideration should also be given to the site's proximity to the Bantry river & tributaries corridor local biodiversity area, giving particular consideration to its local importance and value.	PHH , ACF MA			BFF S W CH L	No action required	Amend Objective BT-C-01 to read as follows:  Community with specific objective for healthcare and community facilities. New development shall be set back from watercourses on the boundary of this zone.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BT C-02	Community lands reserved for hospital	PHH , ACF MA			BFF S W CH L	Include reference to Habitat Mapping and potential for GI given the site forms part of the Bantry River & Tributaries Corridor Local Area of Biodiversity.	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.
BT U-01	Proposed pedestrian walking route	PFF ACF MA		W CH	BFF S L	Include reference to Habitat Mapping and potential GI given the site forms part of the Bantry House Local Area of Biodiversity.	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.
BT U-02	Proposed local access road to link through existing estate	PFF MA ACF			S W CH L	No action required	No response required.	No further recommendations.
BT U-03	Proposed Relief Road	PHH MA			BFF S W ACF CH L	Would require project specific AA and SEA.	No response required.	No further recommendations.
BT U-04	Road Improvements	PHH MA			BFF S	Would require project specific AA and SEA.	No response required.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
					W ACF CH L			
BT U-05	Proposed Relief Road	PHH MA			BFF S W ACF CH L	Would require project specific AA and SEA.	No response required.	No further recommendations.
BT U-06	Identify Route for Bantry Relief Road Phase 2 including pedestrian and cyclist links during the lifetime of the plan to connect from the U-05 relief road to the N71.	PHH MA			BFF S W ACF CH L	Would require project specific AA and SEA.	No response required.	No further recommendations.
BT U-07	Seek the Upgrading of Existing Surface Water Culverts along the existing Mill River to deal with present surface water capacity issues.	PHH MA			BFF S W ACF CH L	Would require project specific AA and SEA.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BT U-08	Establish and develop a network of pedestrian/cycling routes through the town of Bantry linking the key current recreational and tourist amenities to those areas in which future development is planned.	PHH MA ACF			BFF S W CH L	Would require project specific AA and SEA.	No response required.	No further recommendations.
BT GC-01	Open Space. Ridge protection of lands which contribute to the setting of the town. Lands to remain predominantly open in character. *  28	PHH S W ACF L			BFF CH MA	Include reference to Habitat Mapping and potential GI given the site forms part of the Newton Woodlands Local Area of Biodiversity.	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.
BT GC-02	Open Space. Prominent slope to be protected for its significant contribution to the landscape setting of the town and its value for local visual and recreational amenity.  2.6	PHH BFF S W ACF L			CH MA	No action required	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BT GR-03	Open Space, including the Peace Park, providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs.  0.9	PHH S W ACF L			BFF CH MA	Include reference to Habitat Mapping and potential GI given the site forms part of the Bantry River and Tributaries Local Area of Biodiversity.	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.
BT GR-04	Open Space in residential area to be protected because of the contribution it makes to the setting.  *  0.4	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
BT GR-05	Open Space to remain predominantly open in character with potential for pocket park/recreational area/viewing point for the town. Consideration should also be given to the sites proximity to a local biodiversity area ( <del>No 4</del> ) Bantry river & tributaries corridor giving particular	PHH BFF S W ACF L			MA CH	No action required	Amend Objective BT-GR-05 so as to read as follows:  Open Space to remain predominantly open in character with potential for pocket park/recreational	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	consideration to its local importance and value. *						area/viewing point for the town. Consideration should also be given to the protection of the Bantry River corridor and its associated habitats of biodiversity value. *	
	5							
BT GR-06	Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town. This site also contains a local biodiversity area.	PHH BFF S W ACF L			MA CH	No action required	Amend Objective BT-GR-06 so as to read as follows: Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town. This site also contains woodland and other habitats of biodiversity value. Opportunities for enhancement of the	No further recommendations.
	20							

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							biodiversity value of these habitats will be supported.	
BT GR-07	<p>Open Space-Bantry House.</p> <p>a) To protect the open space, which is of great landscape importance, while providing private and semi-public recreational space around Bantry House. Retain and enhance the general openness, dominance of trees, and parkland quality of the gardens which are integral to the setting of Bantry House.</p> <p>b) Support and encourage the conservation and maintenance of Bantry House and gardens through provision of expert advice and guidance.</p> <p>c) Any new development proposals should be compatible with the existing uses of the house and gardens and contribute to the</p>	<p>PHH</p> <p>BFF</p> <p>S</p> <p>W</p> <p>ACF</p> <p>MA</p> <p>CH</p> <p>L</p>				No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
achievement of objective (a) above. Consideration should also be given to the sites local biodiversity area ( <del>No 1</del> ) Bantry House giving particular consideration to its local importance and amenity value. *  32							
BT GR-08	Existing GAA grounds  5.29	PHH MA		BFF W	S ACF CH L Include reference to Habitat Mapping and potential GI given the site forms part of the Mealagh River Local Area of Biodiversity.	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.
BT GR-09	Support and facilitate the development of allotments within or close to the development boundary of Bantry.	PHH ACF MA			BFF S W CH L No action required.	No response required.	No further recommendations.
BT-AG-01	Agriculture. Consideration should also be given to the site's proximity to a local biodiversity area Bantry river & tributaries corridor giving	ACF L W			PHH BFF S MA No action required	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	particular consideration to its local importance and value.  28.5				CH			
BT X-01	Special Policy Area. Support the redevelopment of this site for residential, community or tourism related uses. Any development on this site should have regard in particular to the distinctive topography of this prominent site which contributes to the visual amenity of the town and the importance of the existing buildings and their setting. The form and layout of any development should make a positive contribution to the townscape and visual amenities of the town.  5.66	PHH S ACF MA			BFF W CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
BT X-02	<p>Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist related uses, retail, office, residential, marine related and restaurant use.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay. Any development should avoid prejudicing existing and future marine related activities.</p> <p>*</p> <p>11.52</p>	ACF MA		W BFF	S CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
						Include reference to Habitat Mapping and designated habitats of ecological value given the site has direct hydrological links to Bantry Bay and harbour. Bantry Bay is part of a Blue Dot catchment, contains Annex 1 habitats, a pNHA and the wider bay forms part of the Glengarriff Harbour and Woodland SAC. Any proposals would need to ensure no adverse impacts on the receiving sensitive environment.	Habitats of ecological value can be referenced.	The plan has been updated. No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
BT X-03	<p>Special Policy Area. Predominantly open space / amenity with provision for Objective U-05 proposed relief road and some residential development on the lower more gently sloping parts of the site, in particular the western and north-western parts of the site adjoining established residential dwellings and an area to the south-east.</p> <p>The site which lies to the east of Bantry Town Centre forms an important visual backdrop to the town. Any development on this site should have regard to the topography of this prominent steeply sloping and elevated site which contributes to the visual setting of the town. Development should avoid the more elevated steeply sloping visually prominent parts of the site. The form and</p>	PPH ACF			BFF W MA A CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	layout of any development on this site should make a positive contribution to the townscape and visual amenities of the town.							
<b>Bantry Other Recommendations:</b>								Addressed through rural chapter.
Objectives required for CK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.								
<b>Skibbereen Objectives</b>								
SK-GO-01	Plan for development to enable Skibbereen to achieve its target population of 3, 856.	PHH ACF			BFF W MA	S L CH SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	Noted	No further recommendations.
SK-GO-02	In order to secure the sustainable population growth and supporting development proposed in SK-GO-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan and which ensures protection of the	PHH			W BFF S CH L	No change considered necessary	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	downstream Roaringwater Bay and Islands SAC, needs to be provided in tandem with the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels.							
SK-GO-03	The green infrastructure, biodiversity and landscape assets of Skibbereen include its river corridors, mature trees, wetlands, woodlands and coastal habitats. Skibbereen is upstream of the Roaringwater Bay and Islands SAC. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental,	PHH BFF S W ACF L			MA CH	No change considered necessary	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
SK-GO-04	Support the implementation of the Traffic and Transportation Strategy for Skibbereen.	MA, PHH,			BFF, S, W, ACF, CH,	No change considered necessary	No response required.	No further recommendations.
SK-GO-05	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.	PHH, MA,			BFF, S, W, ACF, CH, L	No change considered necessary	No response required	No further recommendations.
SK-GO-06	Preserve and enhance the character of the town by protecting historic/architectural buildings,	PHH,			BFF,	No change considered necessary	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.	MA, CH,			ACF , S, W, L			
SK-GO-07	Facilitate enhancement of the quay walls and slipways on the River Ilan and develop as a tourist product as far as possible.	PHH MA CH			BFF ACF S W L	No change considered necessary	No response required	No further recommendations.
SK-GO-08	Protect and further develop the tourist potential of built and archaeological heritage in the town and promote heritage trail in the town.	PHH MA CH			BFF ACF S W L	No change considered necessary	No response required	No further recommendations.
SK-GO-09	Prepare a Town Centre Improvement and Public Realm Study over the life time of this plan.	PHH , MA, CH,			BFF , ACF , S, W, L	No change considered necessary	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK-GO-10	Ensure the high quality design and architectural treatment of key Landmark Sites and regenerations sites as identified in this plan. The submission of a design statement will be required for the development for all major development proposals on these sites.	PHH , MA, CH,			BFF , ACF , S, W, L	No change considered necessary	No response required	No further recommendations.
SK-GO-11	Facilitate the implementation of the Open Space Strategy set out in this Plan	PHH , MA, CH,			BFF , ACF , S, W, L	No change considered necessary	No response required	No further recommendations.
SK R-01	Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals, pedestrian and cycleway links) should be co-ordinated to ensure appropriate provision is made for	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  access to the Gortnaclohy Relief road (U-02).  5.23							
SK R-02  Medium B Density Residential Development. Provide pedestrian and cycle linkages to the X-01 Special Policy Area site.  1.74	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
SK R-03  Medium B Density Residential Development Provide pedestrian and cycle linkages to the SK-R-04 site.  1.84	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
SK R-04  Medium B Density Residential Development. Provide pedestrian and cycle linkages to the SK-R-03 site.  1	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK R-05	Medium B Density Residential Development. Provide pedestrian and cycle linkages to adjoining sites.  2.2	PHH ACF MA			BFF S W CH L	No action required	No response required	No further recommendations.
SK R-06	Medium C Density Residential Development. The site needs a detailed landscape plan, which should include retention of existing hedgerows and mature trees. Existing habitats on site including mixed broadleaved woodlands should also be protected/enhanced and incorporated into a new development.  6.14	PHH MA			BFF S CH L W ACF	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required	No further recommendations.
						A river runs along the southern boundary and this area of the site is also poorly drained. In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in	No response required.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
						consideration with land use, water quality, amenity, and habitat enhancements as appropriate.		
SK I-01	Industrial Estate Type Development for small and medium light industrial units with a single access from the R637. *	PHH MA		BFF W ACF	S CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	No further recommendations.
	5.4					Part of the site is poorly drained and a river transverses the northern boundary. In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity, and habitat enhancements as appropriate.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK I-02	Industrial Estate Type Development, suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site, subject to the provision of comprehensive landscaping proposals including mounding on the southern, northern and eastern site boundaries, appropriate single access and satisfactory disposal of surface water and effluent.^ *				BFF W ACF L	PHH MA CH L The River Ilen runs along the eastern boundary of the site which has hydrological links with the Ilen River which is an Annex 1 habitat. The River Ilen has hydrological links with the Roaringwater Bay and Island SAC and pNHA. Further it bounds with the River Ilen Corridor Local Area of Biodiversity. This part of the site is also within a Flood Risk Zone. In light of this reconsider the zoning boundary between this site and SK-GR-10 to include the riparian margin, flood zone and LAB within the GR zoning.	Map amendment to be recommended to remove Riparian Margin from the I-02 zoning.	The plan has been updated. No further recommendations.
SK B-01	Business Development including where appropriate consideration of renewable energy projects. Incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	single access from the R637 and satisfactory disposal of surface water and effluent. Development will be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Existing watercourses on the site should remain open. *							
	15.9							
SK B-02	Business Development.  9.3	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.
SK B-03	Business Development incorporating high quality building design, with option for a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
development would be subject to a comprehensive landscape-based design scheme incorporating safe, off-road pedestrian access to the town centre and satisfactory disposal of surface water and effluent.  3.5							
SK B-04	PHH MA			BFF W S ACF CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-02).^  6.3								
SK B-05	Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of	PHH MA			BFF W S ACF CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-02).^  10.22							
SK T-01	Town Centre. Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements. *  18.85	PHH ACF MA		BFF W	S CH L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Include reference to River Ilen Corridor Local Area of Biodiversity.	Noted	No further recommendations.
SK U-01	Proposed sewage treatment plant.	PHH MA			BFF S W ACF CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK U-02	Indicative line of proposed Gortnaclohy Relief Road.					Site specific SEA and AA would be required.	No response required.	No further recommendations.
SK GR-01	Open Space. The southern part of this site adjoining the showground is suitable for sports, recreation and amenity purposes. *  7.28	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
SK GA-02	Open Space for sports and recreation purposes.  3.38	PHH BFF S W ACF L			MA CH	No action required	The objective has been updated to include the following wording: There may be opportunities for biodiversity enhancement within this area. These will be encouraged.	No further recommendations.
SK GR-03	Open Space. Develop site for community/recreational purposes including the provision of pedestrian and cycleway links to the town centre and adjoining proposed residential sites.	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	2							
SK GR-04	Open Space. Part of this site may be suitable recreation and amenity purposes. *  9.7	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.
SK GR-05	Open Space for sports and recreation purposes.  4.4	PHH S W ACF L		BFF		Include reference to River Ilen Corridor and Glencurragh Wetland Local Area of Biodiversity.	Noted. It is proposed to address this by adding the following text;  There may be opportunities for biodiversity enhancement within this area. These shall be encouraged.	The plan has been updated. No further recommendations.
SK GR-06	Open Space for sports and recreation purposes.  4.8	PHH BFF S W ACF L			MA CH	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK GC-07	Open space as part of the River valley.  5.8	PHH S W ACF L		BFF	MA CH	Include reference to River Ilen Corridor Local Area of Biodiversity.	Noted	No further recommendations.
SK GC-08	Open space as part of the River valley.  1.6	PHH S W ACF L		BFF	MA CH	Include reference to River Ilen Corridor Local Area of Biodiversity.	Noted. It is proposed to address this by adding the following text;  There may be opportunities for biodiversity enhancement within this area. These shall be encouraged.	The plan has been updated. No further recommendations.
SK GA-09	Open Space. Protect the use of existing playing fields within the town and maintain such land for recreational purposes.  3.2	PHH S W ACF L		BFF	MA CH	Include reference to River Ilen Corridor Local Area of Biodiversity.	Noted. It is proposed to address this by adding the following text  There may be opportunities for biodiversity enhancement within this area. These shall be encouraged.	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK GR-10	Open Space as part of River Valley.  7.34	PHH S W ACF L		BFF	MA CH	Include reference to River Ilen Corridor Local Area of Biodiversity.	It is proposed to address this by adding the following text;  There may be opportunities for biodiversity enhancement within this area. These shall be encouraged.  The extent of the zoning has been amended to incorporate part of SK-I-02 to protect the river corridor.	The plan has been updated. No further recommendations.
SK GR-11 SK - O- 02	Open space for Sports and recreation purposes  4.29	PHH BFF S W ACF L			MA CH	No action required.	No response required.	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK GC-12	Protection and enhancement of existing woodlands/Local Biodiversity Area.  1.13	PHH S W ACF L		BFF	MA CH	Include reference to Lurriga Woods Local Area of Biodiversity.	The objective has been updated to include the following wording: Protection and enhancement of existing woodlands providing an important ecological linkage to the River Ilen and wider area.	The plan has been updated. No further recommendations.
SK-GC-13	Open space. Provision should be made for the retention and protection of wetland habitats and other habitats of high ecological value.	PHH BFF S W ACF L			MA CH	It is noted the objective was updated since initial review.		No further recommendations.
SK GR-14 +	Open space. Provision should be made for the retention and protection of wetland habitats and other habitats of high ecological value.	PHH BFF S W ACF L			MA CH	It is noted the objective was updated since initial review.	Noted that habitat of biodiversity value Carrigfadda wetland area which formed part of the EBUA is now zoned GI.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SK GR-15 + (previously SK GR-13)	Open Space. Facilitate the development of open space in the southern sector along with the development of a playground.	PHH BFF S W ACF L			MA CH	No action required.	Objective numbering changed.	No further recommendations.
SK GR-16 +	Open Space. Maintain and enhance 'The Rock' open space area including the provision of directional signage and the enhancement and development of multiple access points, (including two existing access points from North Street, one existing and one proposed access point from High Street). The area supports scrub and dry grassland habitats which are of ecological value and should be retained where possible. Opportunities for biodiversity enhancement of the area will be encouraged.	PHH BFF S W ACF L			MA CH	It is noted the objective was updated since initial review.	New objective.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
SK-AG-01	Agriculture 21.74	BFF S W ACF L			PHH MA CH	No action required.	No response required.	No further recommendations.
SK-AG-02	Agriculture 5.12	BFF S W ACF L			PHH MA CH	No action required.	No response required.	No further recommendations.
SK-AG-03	Agriculture 6.29	BFF S W ACF L			PHH MA CH	No action required.	No response required.	No further recommendations.
SK C-01	Extension to Cemetery.	PHH MA			BFF S W ACF CH L	No action required.	No response required.	No further recommendations.
SK X-01	Support the redevelopment of this site for a variety of mixed uses	PHH ACF			BFF S	No action required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective Old LAP site reference in red	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>(which could include community, residential, <b>appropriately scaled employment</b> or tourism related uses) involving the re-use of the existing buildings and preservation of the prominent setting of this site. The form and layout of any development should make a positive contribution to the townscape and visual amenities of the town.</p> <p>Seek the coordinated development of this site and adjoining lands for a variety of uses as part of an overall plan which should have specific regard to the following:</p> <ol style="list-style-type: none"> <li>1. Development of this site should be coordinated with the development of adjoining lands.</li> <li>2. The site is suitable for a variety of uses including mixed uses involving the</li> </ol>	MA			W CH L			

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>re-use of the existing buildings, having regard to the architectural character and setting of protected structures and other buildings.</p> <p>3. Any development on this site should have regard to the topography and sensitivity of this prominent steeply sloping and elevated site which contributes to the visual setting of the town. Development should avoid the more elevated steeply sloping visually prominent parts of the site. The form and layout of any development on this site should make a positive contribution to the</p>							

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>townscape and visual amenities of the town.</p> <p>4. Provision of a detailed landscaping and open space scheme for the entire site;</p> <p>5. Proposals for the construction of the Gortnaclohy proposed relief road (objective SK U-02) to the north of the site and for adequate access arrangements to this road.</p> <p>6. A comprehensive study of the existing surface water drainage within the site and adjoining lands.</p> <p>7. Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands.</p>							



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p>8. The implementation of phasing proposals within the overall site to ensure the coordinated development of the site.</p> <p>9. Preparation of a Traffic Management Plan which includes provision of sustainable transport options.</p> <p>10. Any proposal for development on this site should be subject to an agreed access strategy to include provision for the Gortnaclohy Relief Road (U-02). ^</p>							
<p><b>Skibbereen General Recommendations:</b></p> <p>Objectives required for SK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.</p>						Objective has been included in the Chp 5 rural to reflect this.	Dealt with via Chapter 5 of the volume 1.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
Suggest that Chapel Lane Swamp Local Area of Biodiversity be zoned as GC. It is currently part of the EBUA.							It is intended to make map change to address this.	The plan has been updated. No further recommendations.
Dunmanway Objectives								
DY-GO-01	Plan for development to enable Dunmanway to achieve its target population of 1,986.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	The population target was amended to 1,986.	No further recommendations.
DY-GO-02	It will be necessary to make improvements to wastewater infrastructure in Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow the additional population growth targeted for the town of Dunmanway as set out in DY-GO-01 to take place. This is to ensure				PHH BFF S W ACF MA CH L	No change considered necessary.	No response required.	

**Table 7.9 Assessment of West Cork MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority	SEA Conclusion
Old LAP site reference in red						Response	
	<p>compatibility with Water Framework Directive and Habitats Directive requirements. Cork County Council, with support from Irish Water and other stakeholders, is committed to identifying and implementing the most appropriate solutions for this issue as soon as possible. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until</p>						

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	the necessary infrastructural upgrades are in place.							
DY-GO-03	The green infrastructure, biodiversity and landscape assets of Dunmanway include its river corridors, mature trees, wetlands, woodlands and other habitats, and the River Bandon which is designated as a Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	PHH ACF L			BFF S W MA, CH	Please include reference to Annex 1 Habitats (dry heaths and Residual alluvial forests) and pNHA (Bandon Valley South of Dunmanway).	This objective will be amended as per AA/ecological report recommendation for this objective as follows: The green infrastructure, biodiversity and landscape assets of Dunmanway include its river corridors, mature trees, wetlands, woodlands and other habitats, open spaces, as well as the River Bandon which is designated as a Special Area of Conservation. New development should be sensitively designed	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						<p>and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>The Annex 1 habitat is located outside the development boundary identified in the Atkins report.</p>	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DY-GO-04	Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.	PHH , MA, CH,			BFF , ACF , S, W, L	No change considered necessary	No response required.	No further recommendations.
DY-GO-05	Promote the heritage, tourism and recreational assets of Dunmanway.	PHH , MA, CH,			BFF , ACF , S, W, L	No change considered necessary	No response required.	No further recommendations.
DY R-01	Medium B Density Residential Development to include provision for the expansion of adjoining social and community facilities. Development shall include the provision of the Northern Relief	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
Road (U-01), provision for a safe off-road pedestrian/cycleway access to the town centre and comprehensive landscaping proposals. Consideration should also be given to the site's proximity to the a local biodiversity area (No 4) within St. Mary's Convent giving particular consideration to its local importance and amenity value.								
DY R-02 +	Medium B Density Residential Development	PHH MA ACF			BFF S W CH L	No action required	Update following pre-draft version, site zoned as existing built-up area (EBUA).  Another site has now been assigned the reference CK R-02	Review the approach to zoning this greenfield site as EBUA.
DY R-02 +	Medium B Density Residential Development. Development to include the provision of the Northern Relief Road (U-01),	PHH MA ACF			BFF S W CH	It is noted the objective was updated since initial review.	New zoning objective added.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
provision for safe pedestrian/cycleway access to the town centre. Comprehensive landscaping proposals will be required, and these should seek to link with other green infrastructure assets in the area, with SuDs proposals for the site, and should seek to retain mature hedgerows as they form a link from the open countryside to mature woodland within the adjoining convent site.				L				
DY R-03 DY R-08	Medium C Density Residential Development to include comprehensive landscaping proposals on the site boundaries.	PHH MA ACF			BFF S W CH L	No action required	No response required	No further recommendations.
DY R-04 DY R-13	Medium C Density Residential Development to include pedestrian/cycleway linkages and comprehensive landscaping proposals.	PHH			BFF S W CH L MA	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
					ACF			
<del>DY R-05</del>	Medium B Density Residential Development to include comprehensive landscaping proposals on the site boundaries and pedestrian/cycleway access to the town centre.	PHH			BFF S W CH L MA ACF	No action required	Update following pre-draft version, site now zoned as Agriculture see DY AG-02.  Another site has now been assigned the reference CK R-05	No further recommendations.
<del>DY R-06</del>	Medium C Density Residential Development to include comprehensive landscaping proposals on the site boundaries and pedestrian/cycleway access to the town centre.	PHH			BFF S W CH L MA ACF	No action required	Update following pre-draft version, site now zoned as Agriculture see DY AG-02.  Another site has now been assigned the reference CK R-05	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DY I-01 DY I-01	Industrial Development suitable for a mixture of units including small to medium industrial units, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre. *	PHH		W	BFF S W CH L MA ACF	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
DY B-01 DY B-01	Business Development. High quality retail warehousing/office development may be considered subject to the provisions of the Retail Planning Guidelines including a sequential test. Consideration should also be given to the site's proximity to the Local Biodiversity	PHH		W	BFF S W CH L MA ACF	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Area Brookpark Woodland giving particular consideration to its local importance and amenity value. *							
DY B-02 DY B-02	Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian/cycleway access to the town centre. *	PHH		W	BFF S W CH L MA ACF	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
DY B-03 DY B-03	Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on	PHH		W	CH L MA ACF S	Evidence of pluvial flooding on site. Please require site specific FRA.		Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent.				BFF	Given part of the site is at risk of flooding further comments pending completion of SFRA.		
DY T-01 DY T-01	Town Centre. This area denotes the existing built footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas, with particular attention to be given to creating an attractive public realm. Consideration should also be given to the site's proximity to the Dirty River Corridor local biodiversity area and its local biodiversity importance and amenity value. *	PHH ACF MA			BFF S W CH L	Part of the site is at risk of flooding further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
DY T-02 DY T-02	Town Centre. To facilitate the expansion of the town centre with particular attention to be given to creating an attractive public realm. Consideration should also be given	PHH ACF MA			BFF S W CH L	Part of the site is at risk of flooding further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	to the site's proximity to the Dirty River Corridor local biodiversity area and its local biodiversity importance and amenity value. *							
DY U-01 DY U-02	Indicative line of proposed Northern Relief Road.	PHH ACF MA		W	BFF S CH L	Site specific SEA and AA may be required	No response required.	No further recommendations.
						Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Include reference to St. Marys Convent Local Area of Biodiversity.	Noted	No further recommendations.
DY U-02 DY U-02	Local access road.	PHH ACF MA		W	BFF S CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Please include reference to Dunmanway Lake Local Area of Biodiversity.	Noted.	No further recommendations.
						A site specific SEA and AA may be required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DY U-03 DY U-03	Provide pedestrian walkways connecting Dunmanway Lake to the town centre.	PHH ACF MA		BFF W	S CH L	Not on zoning map but I have assumed it is the same as in previous LAP and runs souths of Dunmanway Lake and is shown as green on current map.	Noted – labels missing from map – will be amended	No further recommendations.
						Please include reference to the Dunmanway Lake and Dirty River Corridor Local Area of Biodiversity.	Noted.	No further recommendations.
						Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						A site-specific SEA and AA may be required.	No response required.	No further recommendations.
DY U-04 DY U-04	Pedestrian walk connecting edge of town to the town park.	PHH ACF MA		BFF W	S CH L	Not on zoning map but I have assumed it is the same as in previous LAP and runs souths of DY-GR-08 and 9 and is shown as green on current map.	Noted – labels missing from map – will be amended	No further recommendations.
						Please include reference to the Brewery River Corridor Local Area of Biodiversity.	Noted.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						A site-specific SEA and AA may be required.	No response required.	No further recommendations.
DY-GR-01 DY-O-01	Open Space and Amenity area adjoining Dunmanway Lake.*	PHH ACF MA L			BFF S W CH	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Please include the Dunmanway Lake Local Area of Biodiversity.	Noted. It is intended to amend map to zone Dunmanway Lake as green infrastructure.	The plan has been updated. No further recommendations.
						Please consider extending boundary to include Dunmanway Lake which is a local area of biodiversity and currently included in EBUA.	Map change will be recommended	
DY- GC-02 DY-O-02	Open Space. This prominent slope, ridge and landscape features including woodland to the northern boundary make a significant contribution to the rural character of	PHH ACF MA L			BFF S W CH	Part of the site is located within a Flood Risk Zone and has a history of pluvial flooding further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	the town and the setting of St Patrick's Church. *							
DY- GR - O3 DY-O-03	Open Space with provision for amenity walks. The Dirty River Corridor is also a Local Biodiversity Area. Consideration shall be given to its local biodiversity importance and value. *	PHH ACF MA L			BFF S W CH	The site is located within a Flood Risk Zone and has a history of pluvial flooding further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
DY- GC- O4 DY-O-04	Open Space. The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use, landscaped gardens and as part of the floodplain. The Dirty River Corridor is also a local biodiversity area. Consideration shall be given to its local biodiversity importance and value. *	PHH ACF MA L			BFF S W CH	The site is located within a Flood Risk Zone and has a history of pluvial flooding further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
DY- GC- O5 DY-O-05	Open Space. The Demesne land around Brookpark House and Dunmanway Cottage shall be	PHH ACF MA			BFF S W	The site is located within a Flood Risk Zone and has a history of	No response required.	Further comments pending completion of updated SFRA.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	preserved primarily for agricultural use and landscaped gardens. The Dirty River Corridor is also a local biodiversity area. Consideration shall be given to its local biodiversity importance and value. *	L			CH	pluvial flooding further comments pending completion of SFRA.		
DY- GC-06 DY-O-06	Open Space. The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens. *	PHH ACF MA L			BFF S W CH	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Please include reference to the Brewery River Corridor and Dirty River Corridor Local Area's of Biodiversity.	Noted	The plan has been updated. No further recommendations.
DY-GA-07 DY-O-07	Open Space for sports and recreation purposes.	PHH ACF MA L			BFF S W CH	No action required.	No response required.	No further recommendations.
DY- GR -08 DY-O-08	Open Space for sports and recreation purposes. *	PHH ACF MA			BFF S W	The site is located within a Flood Risk Zone and there is a history of	No response required.	Further comments pending completion of updated SFRA.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
		L			CH	pluvial flooding further comments pending completion of SFRA.		
						Please include reference to the Brewery River Corridor Local Area of Biodiversity.	Noted	No further recommendations.
DY- GR - 09 DY-O-09	Open Space for sports, recreation and amenity purposes. *	PHH ACF MA L			BFF S W CH	The site is located within a Flood Risk Zone and there is a history of pluvial flooding further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
						Please include reference to the Brewery River Corridor Local Area of Biodiversity.	Noted	No further recommendations.
DY- GR - 10 DY-O-10	Open Space for sports, recreation and amenity purposes The Dirty River corridor is also a local biodiversity area. Consideration shall be given to its local biodiversity importance and amenity value. *	PHH ACF MA L			BFF S W CH	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
DY-AG-01	Agriculture	BFF S W			PHH MA CH	No action required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red		ACF L						
DY-AG-02 +	Agriculture	BFF S W ACF L			PHH MA CH	No action required.	New objective added.	No further recommendations.
DY X-01	Special Policy Area. Secure the coordinated development of this site for a variety of uses as part of an overall plan which should have specific regard to the following: <ul style="list-style-type: none"> <li>a) Development of this site should be coordinated with the development of adjoining lands.</li> <li>b) The site is suitable for a variety of uses including mixed uses involving the re-use of the existing buildings and preservation of the parkland setting of the site.</li> </ul>	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in <b>red</b></p> <p>c) Consultation with local residents / landowners.</p> <p>d) Comprehensive ecological, architectural, heritage and landscape assessment to include detailed tree survey to be carried out for the entire site. This site is also a local biodiversity area, consideration to its local importance and amenity value of the site</p> <p>e) Provision of a detailed landscaping scheme for the entire site incorporating retention and augmentation of existing tree cover.</p> <p>f) Provision of appropriate social and community facilities, where required.</p> <p>g) Provision of water and wastewater services for</p>							

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in <b>red</b></p> <p>the development, including where necessary, the upgrading of off-site infrastructure.</p> <p>h) Proposals for the construction of the proposed relief road (objective DY U-01) to the north of the site.</p> <p>i) A comprehensive study of the existing surface water drainage within the site and adjoining lands.</p> <p>j) Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands.</p> <p>k) The implementation of phasing proposals within the overall site to ensure the coordinated development of the site.</p>							

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
Preparation of a Traffic Management Plan which includes provision of sustainable transport options.							
<b>Dunmanway Other Recommendations:</b>							
Objectives required for SK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.						Noted. Chp 5 Rural has been amended to reflect the requirement for an objective to address the GB 1-2s.	Dealt with via Volume 1.
It is noted that the plan was amended to include a new GB 1-2 to the south west of Dunmanway and the removal of the existing GB 1-2 to the west of the Town (see map below).							No further recommendations.
Suggest that Dunmanway Lake Local Area of Biodiversity be zoned as GC. It is currently part of the EBU.						Noted. It is intended to amend map to zone Dunmanway Lake as green infrastructure.	The plan has been updated. No further recommendations.
Several sites have hydrological links to the Bandon River to the east which is within the Bandon River SAC, Annex 1 Habitats (dry heaths and Residual alluvial forests), a pNHA (Bandon Valley South of Dunmanway). This could be included as a general objective for the settlement or included as part of the site-specific objectives as highlighted above.						DY-GO-03 will be amended to addresses the need to ensure new development is designed sensitively to protect sensitive sites	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD									
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red							including the River Bandon SAC and associated habitats.		
Castletownbere Objectives									
CR-GO-01	Plan for development to enable Castletownbere to achieve its target population of 1,114.	PHH ACF			BFF W S L CH MA	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. Considering this, it is recommended that the target population of 1,114 should be reduced.	See proposed CG-GO-02 objective below.	The intent of Objective CR-GO-02 is noted, however, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan the future population growth targets may need to be given further consideration.	
CR-GO-02	In order to secure the sustainable population growth and supporting development proposed in CR-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the				BFF W	PHH S ACF MA CH L	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC.	<b><u>It is proposed to update the CR-GO-02 as follows;</u></b>	Noted the update to addresses the public sewer matter however, new development that has a private source of water supply will need

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>objectives of the relevant River Basin Management Plan and the protection of Glanmore Bog Special Area of Conservation must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough.</p>					<p>The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>	<p>In order to secure the sustainable population growth and supporting development proposed in CR-GO-01, appropriate and drinking water and waste-water infrastructure is required.</p> <p>A new drinking water source is required to be developed for Castletowbere. In the absence of same, new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be</p>	<p>to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CR-GO-03	Notwithstanding the scale of growth outlined in objective CR-GO-01, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the				PHH BFF S W ACF MA CH L	No action required.	The objective has been updated to read as follows: The green infrastructure, biodiversity, and landscape assets of Castletownbere include the coastal zone and associated habitats, the small river corridors	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>public system in the future and shall be provided with a sustainable properly maintained water supply. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p>						<p>and scrub, heath, and grassland areas to the north and west of the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CR-GO-04	Promote the town centre as the primary and most appropriate location for the expansion of retail development in the town.	PHH ACF		W	BFF S MA CH L	No action required	No response required.	No further recommendations.
CR-GO-05	Implement the recommendations of the Traffic and Transportation Strategy for Castletownbere.	PHH ACF			BFF W S MA CH L	No action required	No response required.	No further recommendations.
CR-GO-06	Support the preparation and implementation of a Harbour Management Plan for the harbour area.	PHH ACF			BFF W S MA CH L	No action required	No response required.	No further recommendations.
<del>CR-GO-07</del>	The green infrastructure, biodiversity and landscape assets of Castletownbere include its river corridors, mature trees, wetlands, woodlands and coastal habitats. New development should	PHH S W ACF L		BFF	MA CH	Please include reference to the Beara Peninsula SPA, and the Annex 1 Habitats which are located within and around the harbour and the Blue Dot Catchment designations.	CR-GO-07 was removed and CR-GO-03 above was amended.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
CR R-01 CR R-04	Medium B Density Residential Development. *	PHH ACF		W	BFF S MA CH L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR R-02 CR R-05	Medium C Density Residential Development including serviced sites and provision for access road.	PHH ACF			BFF S W MA CH L	No action required	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CR R-03 CR R-06 (reduced in site area)	Medium B Density Residential Development including provision for access road. *	PHH ACF		W	BFF S MA CH L	No action required	No response required.	No further recommendations.
CR I-01 CR I-01	Industry. Small to medium sized industrial units for specialist marine and other off-shore related activities. *	PHH ACF		W BFF	S MA CH L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR B-01 CR B-01	Business Development. Small to medium sized business units within an overall planned business park layout subject to provision of adequate water services and roads infrastructure and a detailed landscaping plan.	PHH ACF			BFF S W MA CH L	No action required	No response required.	No further recommendations.
CR B-02 CR B-02	Business Development.	PHH ACF			BFF S W MA CH	No action required	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red				L			
CR B-03	Business Development to include healthcare and community facilities.	PHH ACF			BFF S W MA CH L	No action required	No response required.	No further recommendations.
CR T-01	Town Centre. To promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.*	PHH ACF		W	BFF S MA CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR T-02	Town Centre. Provide for expansion of the town centre to facilitate additional retail/mixed use development, provision of community facilities and construction of part of CR U-03 northern relief road. Any proposals should make provision for a new public car park (the exact location	PHH ACF	ACF	BFF W	S MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	and size of which to be agreed with the Council), provide for new town centre streets with connectivity to the existing town centre and include proposals for public realm improvements.							
CR C-01	Community. Lands reserved for community purposes and the provision of outdoor education facilities. *	PHH ACF		W	BFF S MA CH L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR U-01	Improve local access road.	PFF ACF			BFF S W MA CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR U-02	Proposed road realignment to improve entrance to town.	PFF ACF		BFF	S W MA CH L	Include reference to Aghakista River Wooded River Valley Local Area of Biodiversity.	It is considered that revised CR-GO-07 objective will provide adequate reference to the new to protect	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						<p>these areas of biodiversity value. The green infrastructure, biodiversity and landscape assets of Castletownbere include its river corridors, mature trees, wetlands, woodlands and coastal habitats. <b>The green infrastructure, biodiversity and landscape assets of Castletownbere include the coastal zone and associated habitats, the small river corridors and scrub, heath and grassland areas to the north and west of the town.</b> New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with</p>	



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
						the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.		
					Site specific SEA and AA may be required.	No response required.	No further recommendations.	
					The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.	
CR U-03	Proposed future northern relief road to the north of the town centre.	PHH			BFF S W ACF MA CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR U-04	Local access road.	PHH			BFF S	Site specific SEA and AA may be required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					W ACF MA CH L			
CR U-05	Local access road.	PHH			BFF S W ACF MA CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR U-06	Local access road.	PHH			BFF S W ACF MA CH L	Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR U-07	Identify an appropriate route for a southern relief road from the docks west of the X-01 and linking to the R572 road (west).	PHH			BFF S W ACF	Site specific SEA and AA may be required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					MA CH L			
CR U-08	Provision of Pedestrian walking route.	PHH MA ACF		BFF W	S	Include reference to Aghakista River Wooded River Valley Local Area of Biodiversity.	It is considered that the updated version of CR-GO-07 (referenced above) makes appropriate reference to the need to protect the variety of habitats of biodiversity value in the town.	The plan has been updated. No further recommendations.
					CH			
					L			
						Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA. Include reference to project specific FRA.	Agreed	Further comments pending completion of updated SFRA.
						Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR U-09	Provision of coastal and inland walking route.	PHH MA ACF		BFF W	S CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	Agreed	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						Include reference to project specific FRA.		
						Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR U-10	Reserve site for wastewater treatment plant.*	PHH MA		BFF W	S ACF CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	
CR U-11	Proposed upgrading and provision of footpath from Community School to GAA field.	PHH ACF		W	BFF S MA CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA. Please update the objective to require a site specific FRA.	Agreed	Further comments pending completion of updated SFRA.
						Site specific SEA and AA may be required.	No response required.	No further recommendations.
CR- GR-01	Open Space. Provision for pedestrian and cycling link between the two roads and along the river bank. Consideration should also be given to the sites proximity to the local biodiversity area (No 1) Aghakista River Wooded River Valley giving particular	PHH ACF MA			BFF S W CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	consideration to its local importance and amenity value. *							
CR- GR-02	Open Space: Retain openness, trees and parkland quality. *	PHH ACF MA		W	BFF S CH L	Include reference to Aghakista River Wooded River Valley Local Area of Biodiversity.	Agreed	No further recommendations.
						Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR- GR-03	Open Space. Contribute to character and amenity of the town. Protect trees and view across the site and cove.	PHH ACF MA		W	BFF S CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR-AG-01	Agriculture	BFF S ACF L			PHH MA CH W	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
CR-AG-02	Agriculture	BFF S W ACF L			PHH MA CH	No action required	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
CR-AG-03	Agriculture. Proposals can also be considered for healthcare and community facilities to include detailed landscaping plan and pedestrian and cycle way linkages. Consideration should also be given to the sites proximity to the local biodiversity area ( <del>No 1</del> ) Aghakista River Wooded River Valley giving particular consideration to its local importance and amenity value.	BFF S W ACF L			PHH MA CH	This would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.	The matter was considered further. It was decided that Site specific policy exceptions are reasonable in this case. No need for any change to Agriculture.	This may not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.
CR X-01	Special Policy Area. To protect this area for specialist marine related uses and other complementary harbour activities. *	PFF		W BFF	S ACF MA CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	No further recommendations.
<b>Castletownbere Other Recommendations:</b> Objectives required for SK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.							Noted. Chapter 5 has been updated to include rural housing objective re. GB 1-2	Dealt with via Volume 1.
<b>Schull Objectives</b>								

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SC-GO-01	Plan for development to enable Schull to achieve its target population of 805 persons.	PHH ACF		BFF W MA	S L CH	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
SC-GO-02	In order to secure the sustainable population growth and supporting development proposed in SC-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	receiving harbour does not fall below legally required levels.							
SC-GO-03	Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Special Area of Conservation.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
SC-GO-04	The green infrastructure, biodiversity and landscape assets of Schull include its river corridors, mature trees, wetlands, woodlands and coastal habitats and Roaringwater Bay and Islands Special Area of Conservation. New development should be sensitively designed and planned to provide	PHH BFF S W ACF L			MA CH	Schull Harbour is also a proposed Natural Heritage Area of Roaringwater Bay and Islands (pNHA-0101) and includes Annex 1 habitats. Please include reference to these designations.	No response required.	No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
SC-GO-05	Support and promote the town centre as the primary and most appropriate location for the expansion of retail development in the town of Schull.	PHH ACF			BFF W S MA CH	No action required.	No response required.	No further recommendations.
SC-GO-06	Identify suitable sites within the town for the provision of community facilities (including an arts and craft centre) which have good pedestrian /cycling links to residential areas and are located	PHH ACF			BFF W S MA CH	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
	close to / and adjoining the town centre.							
SC-GO-07	Support the preparation and implementation of a Harbour Management Plan for the harbour area and to support the development of a community marina for the town.	PHH ACF			BFF W S MA CH L	No action required.	No response required.	No further recommendations.
SC-GO-08 +	Investigate the feasibility of providing a footpath between Cadogan's Strand and the junction of the R592 and L4414-0.	PHH ACF			BFF W S MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.
SC R-01 SC R-02	Medium B Density Residential Development in-depth screen planting along northern and eastern boundaries.	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.
SC R-02 SC R-05	Medium B Density Residential Development	PHH ACF			BFF S W	Shown as R-05 on the zoning map assume an error.	No response required. Noted. This is an error.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red				MA CH L	No action required	Map to be amended to indicate SC-R-02	
SC I-01 SC I-01	Industry. Port related, with provision for parking and local relief road. *	PHH ACF		W BFF	S MA CH L	Please include reference to Glebe Coastal Vegetational Fringe Local Area of Biodiversity. The site is located within a Flood Risk Zone further comments pending completion of SFRA.	Agreed. See SC-GO-04 updated version No response required.	The plan has been updated. No further recommendations. Further comments pending completion of updated SFRA.
SC B-01 SC B-02	Site with potential for Hotel/Leisure Centre and/or other Tourist related Infrastructural Development only. Any development proposals should respect the setting and make provision for the upgrading and protection of pedestrian walkway along the shoreline to the east of the site. Proposals should provide for the protection of the setting of the old church ruins and graveyard and provide an additional public	PHH ACF		BFF W	S MA CH L	Please include reference to Glebe Coastal Vegetational Fringe Local Area of Biodiversity.	Agreed. See SC-GO-04 updated version. Objective to be amended as follows: Site with potential for Hotel/Leisure Centre and/or other Tourist related Infrastructural Development only. Any development proposals shall be set back from the shoreline and should respect the	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	amenity area to the south of the town.						setting and make provision for the upgrading and protection of pedestrian walkway along the shoreline to the east of the site. Proposals should provide for the protection of the setting of the old church ruins and graveyard and provide an additional public amenity area to the south of the town.	
						The eastern boundary of the site is located within a Flood Risk Zone further comments pending completion of SFRA.  Please require a FRA.	Noted.  FRA symbol will be included in objective.	Further comments pending completion of updated SFRA.
SC B-02 SC B-03	Business Development with in-depth screen planting along	PHH ACF			BFF S	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	western, southern and eastern boundaries.				W MA CH L			
SC T-01 SC T-01	Town Centre. To facilitate mixed use development including retail and residential. Consideration should also be given to the sites proximity to the Local Biodiversity Area Schull and Meenvane Streams, giving particular consideration to its local importance and value. *	PHH ACF		W	BFF S MA CH L	The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	No further recommendations.
SC T-02 SC T-02	Town Centre. Town centre expansion to include community facilities and the provision of adequate access and parking and incorporate the development of a portion of proposed northern relief road. *	PHH ACF		BFF W	S MA CH L	Please include reference to Schull and Meevane Streams Local Area of Biodiversity.	The SC-GO-04 will be amended to state the following. This should adequately address this issue.  The green infrastructure,	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						<p>biodiversity and landscape assets of Schull includes the marine and intertidal coastal habitats of Roaringwater Bay, the stream corridors, mature trees, woodland and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and</p>	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	
						The site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	
SC C-01	Educational, marine and leisure purposes.	PHH ACF		BFF W	S MA CH L	Please include reference to Glebe Coastal Vegetational Fringe Local Area of Biodiversity.	Noted. SC-GO-04 will address important biodiversity areas. Also, the following amended is proposed  Educational, marine and leisure purposes. Provision shall be made for appropriate set back from the shoreline.	The plan has been updated. No further recommendations.
						The eastern boundary of the site is located within a Flood Risk Zone	Noted - * will be added	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
						further comments pending completion of SFRA.  Please require a FRA.		
SC U-01 SC U-01	Northern relief road.	PHH MA			BFF S W ACF MA CH L	Site specific AA and SEA maybe required.  Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.  Please require an FRA.	No response required.  Noted * will be added	No further recommendations.
SC U-02 SC U-02	Local relief road.	PHH MA			BFF S W ACF MA CH L	Please include reference to Schull and Meevane Streams Local Area of Biodiversity.  Site specific AA and SEA maybe required.  Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.  Please require an FRA.	Noted. SC-GO-04 will address important biodiversity areas.  No response required. * will be added  Noted * will be added	The plan has been updated. No further recommendations.  No further recommendations.  Further comments pending completion of updated SFRA.
SC U-03 SC U-03	Local relief road.	PHH MA			BFF S	Site specific AA and SEA maybe required.	No response required.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					W ACF MA CH L			
SC U-04 SC U-04	Develop and maintain pedestrian walkway through open space and along shoreline and continued via footpath to Cadogan's Strand. Consideration should also be given to the sites proximity to the Local Biodiversity Area Glebe coastal vegetational fringe, giving particular consideration to its local importance and value.	PHH MA		W	S ACF MA CH L	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.  Please require an FRA.	SC-U-04 will be updated to state the following - Develop and maintain pedestrian walkway through open space and along shoreline and continued via footpath to Cadogan's Strand. <b>This walk shall be designed having regard to best practise guidelines, providing for appropriate set-backs from the shoreline to minimise risk of impact on coastal and marine habitats and species.</b> Consideration should also be given to the sites proximity to the Local Biodiversity Area Glebe coastal vegetational fringe,	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							giving particular consideration to its local importance and value.*	
SC- GR- O1	Open Space. Passive open space and public amenity area around Cadogan's Strand to include provision for car parking. Preserve and promote general openness, views of cove from road, and trees. Consideration should also be given to the sites proximity to the Local Biodiversity Area Gallan Woodland, giving particular consideration to its local importance and value. *	PHH BFF S ACF L		W	MA CH	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
SC- GR- O2	Open Space. Providing informal recreation including playground and incorporating coastal pathway.	PHH BFF S		W	MA CH	Please include reference to Schull and Meevane Streams Local Area of Biodiversity.	Noted	The plan has been updated. No further recommendations.
	Consideration will be given to the further expansion of public recreational facilities in this area. Protect general openness, views of sea from road, and retain and	ACF L				Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	provide trees, shrubs and general parkland quality. *							
SC- GR- O3	Open Space. Passive open space along bank of stream and private gardens to protect the visual amenity of the locality. Protect from excessive development and retain/promote openness/encourage retention of tree cover. Consideration should also be given to the sites proximity to the Local Biodiversity Area Schull and Meenvane Streams, giving particular consideration to its local importance and value. *	PHH BFF S ACF L		W	MA CH	Part of the site is located within a Flood Risk Zone further comments pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
SC-GR- O4	Open Space. Passive open space providing local visual amenity and accommodating informal recreation and sport.	PHH BFF S ACF L			MA CH	Please include reference to Schull and Meevane Streams Local Area of Biodiversity.	Agreed.	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SC AG-01	Agriculture. Consideration may also be given to use of the site as a camper van park/camp site.	BFF S W ACF L			PHH MA CH	This would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.	The matter was considered further. It was decided that Site specific policy exceptions are reasonable in this case. No need for any change to Agriculture.	This may not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.
SC AG-02	Agriculture. Consideration may also be given to use of the site as a camper van park/camp site.	BFF S W ACF L			PHH MA CH	This would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.	The matter was considered further. It was decided that Site specific policy exceptions are reasonable in this case. No need for any change to Agriculture.	This may not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider zoning as community use.
SC AG-03	Agriculture	BFF S W ACF L			PHH MA CH	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
SC AG-04	Agriculture	BFF S W ACF L			PHH MA CH	No action required	No response required	No further recommendations.
<b>Other Recommendations:</b> Objectives required for SK GB2 allocations given they are not covered by Objective RP4-2 in Chapter 5 Rural Housing nor within Chapter 18 Zoning and Land Use.							Noted. Matter as been addressed by inclusion of GB 1-2 objective in Chp 5 Rural	Dealt with via Volume 1.
Key Villages								
Development Boundary Objectives for Ballineen/Enniskeane								
DB-01	Within the development boundary encourage the development of up to 80 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Ballineen / Enniskeane include its river corridors, mature trees, wetlands, woodlands and other	BFF S W ACF			MA CH L	No action required.	Replace Objective DB-02 with the following text: New development should be sensitively	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity						designed and planned to provide for the protection of the green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.’ The primary green infrastructure assets of Ballineen/Enniskeane are the Bandon River	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red						and associated open spaces along the southern boundary of this settlement and two streams which flow through the village from the north to meet the Bandon.	
GA-01	Open Space. Maintain existing pitch and putt course, tennis courts and children's playground. *	PHH ACF MA			BFF S W CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
GC-02	Open space preserved for use as a green belt between the villages of Ballineen and Enniskeane	PHH ACF L			BFF S W CH MA	No action required.	No response required.	No further recommendations.
U-01	Provide off-street car park.			PHH ACF	BFF S W MA CH	Consider expanding the objective to require a surface water management plan and permeable paving.	It is considered that this is already covered by WM11-10 of Chapter 11 Water services management	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
					L		which requires SUDS for all development and limits to impermeable paving	
U-02	Develop and maintain amenity walk.	PHH MA ACF			BFF S W CH L	Consider expanding the objective to include a cycle route.	Amend as follows: Develop and maintain amenity walk/ <b>cycle route</b> .	The plan has been updated. No further recommendations.
Development Boundary Objectives for Ballydehob								
DB-01	Within the development boundary encourage the development of up to <del>39</del> <b>20</b> additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an				PHH BFF S W ACF MA	Consider expanding the objective to include cycle links.	<b>Amend Objective:</b> The development of lands closest to the village centre is proposed in the first instance, and the development of	The plan has been updated. No further recommendations.



Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
important part of any proposed scheme.				CH L		good pedestrian/cycle and amenity links with the main street are considered to be an important part of any proposed scheme.	
DB-O3 Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.	PHH ACF			BFF S W MA CH L	No action required	No response required.	No further recommendations.
DB-O4 Identify a requirement for an accessible off street car parking solution within walking distance of the village centre,			PHH ACF	BFF S W MA CH L	Consider expanding the objective to require a surface water management plan and permeable paving.	It is considered that this is already covered by WM11-10 of Chapter 11 Water services management which requires SUDS for all development and limits to impermeable paving	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-05	Maintain the existing community facilities and where possible expand the range of sports facilities available in the village.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
DB-06	Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include pedestrian and cycle infrastructure.	No change proposed	No further recommendations.
DB-07	Support the development in a sustainable manner of cycleways and pedestrian walkways as tourist trails.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
DB-08	Promote improved pedestrian access and linkages, movement and safety throughout the Village.	PHH ACF MA			BFF S W CH L	Consider expanding the objective to include improved cycle access.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-09	Support measures to address traffic management and circulation issues in the village centre.	PHH ACF MA			BFF S W CH L	No action required	No response required.	No further recommendations.
DB-10	The green infrastructure, biodiversity and landscape assets of Ballydehob include its river corridors, mature trees, wetlands, woodlands and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	BFF S W ACF			MA CH L	No action required	Replace Objective DB-10 with the following text:  New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Ballydehob include the bay area and associated habitats, wetlands, mature trees, woodland and other open spaces.	
GC-01	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. *	PHH L		W ACF	BFF S MA L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
X-01	Potential redevelopment area with a range of potential uses including town car park. Use and design of any new development should have			W ACF	PHH BFF S MA	Consider expanding the objective to require a surface water plan and permeable paving.	It is considered that this is already covered by WM11-10 of Chapter 11 Water	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	regard to the limited vehicular access to the area the residential amenity of occupiers of properties on the road frontage, and the desirability of enhancing the physical fabric of the locality.				CH L		services management which requires SUDS for all development and limits to impermeable paving	
Development Boundary Objectives for Baltimore								
DB-01	Within the development boundary encourage the development of up to 60 additional dwelling units for full time occupancy during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect and enhance the attractive coastal setting and landscape character of the village.	CH L			PHH BFF S W ACF MA	No action required	No response required	No further recommendations.
DB-03	The green infrastructure, biodiversity and landscape assets of Baltimore include its river corridors, mature trees, wetlands,	BFF S W			MA CH L	No action required.	Replace Objective DB-03 with the following text:	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
woodlands and coastal habitats and the the Roaringwater Bay and Islands Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	ACF					New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Baltimore	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							include the coastal and marine habitats of the bay area and habitats associated with the coastal headlands as well as other open spaces.	
DB-O4	Limited provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, subject to normal proper planning and sustainable development considerations.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
DB-O5	Support the sustainable provision and expansion of harbour facilities, in a manner that is compatible with the protection of the Roaringwater Bay and Islands SAC and the habitats and species for which it is designated.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-O6+	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.	ACF MA			PHH BFF S W CH L		New objective.	No further recommendations.
GR-O1	Open Space preserved for visual amenity, pitch and putt and a scenic walk. *				PHH BFF S W ACF MA CH L	AA Comments: GR O1 and O2 Add in New walks or extensions to walks shall be designed having regard to best practice guidelines, providing for appropriate set-backs from the shoreline to minimise risk of impact on coastal and marine habitats and species.  Agree with recommendation of AA comments.	Noted. Change is recommended in line with this recommendation.	The plan has been updated. No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red						The site is located within an area at risk of flooding. Further advice pending completion of SFRA.		Further comments pending completion of updated SFRA.
GR-02	Open Space preserved for visual amenity with a waterside scenic walk and sitting area around Bull Point. *				PHH BFF S W ACF MA CH L	AA Comments: GR 01 and 02 Add in New walks or extensions to walks shall be designed having regard to best practise guidelines, providing for appropriate set-backs from the shoreline to minimise risk of impact on coastal and marine habitats and species.  Agree with recommendation of AA comments.  The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	<b>Change is proposed</b>	The plan has been updated. No further recommendations.  Further comments pending completion of updated SFRA.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GR-03	Open space preserved for visual amenity including a waterside promenade walk. *				PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
GR-04	Open Space for recreational and community use. *				PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
U-01	Residential Access Road.				PHH BFF S W ACF MA	Consider expanding the objective to include pedestrian and cycle infrastructure.	<b>Amend objective as follows:</b> Residential Access Road to <b>include pedestrian and cycle infrastructure.</b>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
U-02	Promenade walk from Bull Point to holiday village.			PHH BFF S W ACF MA CH L	Consider expanding the objective to include cycle infrastructure.	Add new DB-06 objective: All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
U-03	Scenic walk through the upper reaches of Baltimore.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include cycle infrastructure.	<b>Add new DB-06 objective as above</b>	The plan has been updated. No further recommendations.
U-04	Relief Road.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include pedestrian and cycle infrastructure.	<b>Add new DB-06 objective as above</b>	The plan has been updated. No further recommendations.
X-01	Marine Related Activity including selected new piers, mixed commercial, marine related industry, community, tourism, and leisure activities, excluding any new residential. This zone is adjacent to the Roaringwater Bay and Islands				PHH BFF S W ACF MA	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	Special Area of Conservation. *			CH L			
X-02	Secure the co-ordinated development of this site for a variety of uses as part of an overall plan, making provision for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. *			PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	No further recommendations.
X-03	Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment, economic and community base of the village through:-			PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Amend Objective X-03 so as to read as follows: Sensitive lands on a distinctive promontory making a major contribution to the visual setting of	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>a) A marina and its associated land based facilities.</p> <p>b) A comprehensive high quality tourism related development which has regard to the scenic and visual sensitivities of the location.</p> <p>c) Provision of appropriate recreational facilities.</p> <p>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation.</p> <p>*</p>						<p>Baltimore. It has the potential to enhance the employment, economic and community base of the village through:-</p> <p>a. A marina and its associated land-based facilities.</p> <p>b. A comprehensive high quality tourism related development which has regard to the scenic and visual sensitivities of the location.</p> <p>c. Provision of appropriate recreational facilities.</p> <p>This is subject to development proposals being fully assessed in</p>	

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
						accordance with DB-03.		
<b>Baltimore General Recommendations:</b>  In line with AA comments, the boundary of this settlement overlaps with the Sheeps Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.						Noted this will be considered further at amendment stage.	In line with AA comments, the boundary of this settlement overlaps with the Sheeps Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.	
Development Boundary Objectives for Drimoleague								
DB-01	Within the development boundary encourage the development of up to 25 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Drimoleague include its river	BFF S W			MA CH L	No action required.	Replace Objective DB-02 with the following text:	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>corridors, mature trees, wetlands, woodlands and other habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p>	ACF					<p>New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Drimoleague</p>		



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red							
							include the river valley of the Ruagagh River and associated habitats. There are a number of small pockets of woodland within the village settlement.	
B-01	Small / medium scale business / development.	PHH ACF			BFF W S L CH MA	No action required	No response required.	No further recommendations.
B-02	Business development with only one entrance off the main road.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to the stream that runs through the site include integrating it into the any proposals and protection of the river and riparian margins.	Business development with only one entrance off the main road, including proposals for protection of the river and riparian margins	The plan has been updated. No further recommendations.
X-01	Re-use of the former train station building for tourism purposes. Any development proposal should	PHH		ACF W	BFF W S	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
include a comprehensive conservation plan to include an assessment of all historical and architectural elements of the building. *				L CH MA			
<b>Drimoleague General Recommendations:</b> In line with AA comments, consider zoning the river corridor as Open Space.							No further recommendations.
Development Boundary Objectives for Durrus							
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.  No further recommendations.
DB-02	The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an important part of any proposed scheme.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include cycle links.	<b>Amend Objective as follows:</b> The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian/ <b>cycle</b> and amenity links with  <b>The plan has been updated.</b> No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							the main street are considered to be an important part of any proposed scheme.	
DB-03	Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.	PHH ACF			BFF W S L CH MA	No action required	No response required.	No further recommendations.
DB-04	Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to pedestrian and cycle infrastructure.	<b>Add new Development boundary objective: All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new</b>	<b>The plan has been updated.</b> No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
						footpaths or improvement of existing foot paths and provision of facilities or cyclists, as appropriate.	
DB-05	Identify a requirement for an accessible off street car parking solution within walking distance of the village.				Consider expanding the objective to require a surface water management plan and permeable paving.	It is considered that this is already covered by WM11-10 of Chapter 11 Water services management which requires SUDS for all development and limits to impermeable paving	No further recommendations.
DB-06	Maintain the existing community facilities and where possible expand the range of sports facilities available in the village particularly in the area around the Community Field.	PHH ACF		BFF W S L CH MA	No action required	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-07	Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.	PHH ACF			BFF W S L CH MA	No action required	No response required.	No further recommendations.
DB-08	Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.	PHH ACF			BFF W S L CH MA	No action required	No response required.	No further recommendations.
DB – O9+	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.	PHH ACF MA			BFF S W CH L	Original DB-09 moved to DB10 and updated.	New objective.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
DB10+						<p>Replace Objective DB-10 with the following text:</p> <p>New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Durrus includes habitats of the coastal zone, woodland, mature trees, and open spaces in the village.</p>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
							Volume Two Heritage and Amenity. The green infrastructure assets of Durrus includes habitats of the coastal zone, woodland, mature trees and open spaces in the village.	
U-01	New road (indicative route) providing access to housing development. Area should be protected from development which may prejudice the orderly layout and delivery of the road.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to pedestrian and cycle infrastructure.	<b>See recommended additional DB objective above re pedestrian / cycle facilities</b>	The plan has been updated. No further recommendations.
U-02	Path (pedestrian and cycle) to provide direct access between proposed housing development and village centre and facilities.	PHH ACF			BFF W S L CH MA	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
U-03	Develop a looped walk along the existing roads in the village (church road via St. James church and estuary along the upper road and around to the village centre). It is proposed that this road could also connect to the pier. It is also a longer-term objective to develop public lighting along the identified route.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to cycle infrastructure.	<b>See recommended additional DB objective above re pedestrian / cycle facilities</b>	<b>The plan has been updated.</b> No further recommendations.
U-04	Prioritise the upgrading and widening of roads within the village during the lifetime of the plan. In particular it is an objective to upgrade and make safe the access junction and bridge at the community field/playground.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to pedestrian and cycle infrastructure.	<b>See recommended additional DB objective above</b>	<b>The plan has been updated.</b> No further recommendations.
U-05	Develop and maintain amenity walk.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to cycle infrastructure.	<b>See recommended additional DB objective above</b>	<b>The plan has been updated.</b> No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
X-01 - Durrus	Residential development, subject to availability of and connection to mains sewerage. Provision of through road linking to identified potential future development lands is required (U-01) and all reasonable endeavours should be made to provide a direct and convenient pedestrian link to the village core.			PHH ACF	BFF	Consider expanding the objective to include reference to cycle infrastructure.	<b>See recommended additional DB objective above</b>	<b>The plan has been updated. No further recommendations.</b>
					W S L CH MA			
GR-01	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Limited development will be permitted where it can be sensitively integrated into the setting. Objective includes the protection of the present community field facility,	PHH		ACF W	BFF W S L CH MA	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.  Given the zoning as open space consider expanding the objective to clarify that only ancillary development which support the site as open space would be considered.	No change proposed	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	playground and community facilities. *							
GC-02	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Limited development will be permitted where it can be sensitively integrated into the setting. *	PHH		ACF	BFF W S L CH MA	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.  Given the zoning as open space consider expanding the objective to clarify that only ancillary development which support the site as open space would be considered.	No change proposed	Further comments pending completion of updated SFRA.
Development Boundary Objectives for Glengarriff								
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main				PHH BFF S W ACF	Consider expanding the objective to include cycle links.	<b>Amend objective as follows:</b> The development of lands closest to the village centre is	<b>The plan has been updated.</b> No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red street are considered to be an important part of any proposed scheme.				MA CH L		proposed in the first instance, and the development of good pedestrian/ <b>cycle</b> and amenity links with the main street are considered to be an important part of any proposed scheme.	
DB-03 Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.	PHH ACF			BFF W S L CH MA	No action required	No response required.	No further recommendations.
DB-04 Resist further development along the N71 between Barony Bridge, Glengarriff and Snave Bridge, Ballylickey in order to encourage the consolidation of the settlement and protect the setting of the area.	PHH ACF			BFF W S L CH MA	No action required	No response required.	No further recommendations.
DB-05 Maintain the existing community facilities and where possible	PHH ACF			BFF W	No action required	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
expand the range of sports facilities available in the village. Identify a suitable location for the expansion of the cemetery during the lifetime of the plan.				S L CH MA			
DB-06 Protect the sensitive setting of the village and the key characteristics and landscape features which make Glengarriff an attractive place. In particular, these areas include the coastal woodlands and gateway to Garnish Island and sensitive uplands including the ancient oak woodlands of Glengarriff	PHH ACF L			BFF W S CH MA	No action required	No response required.	No further recommendations.
DB-07 Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include pedestrian and cycle links.	Add new development objective: <b>All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of imp</b>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
						<p>roved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.</p>		
DB-08	<p>Improve and extend footpaths generally within the village, particularly to the GAA grounds. Develop a pedestrian/cycle route to link with the Glengarriff Woods Nature Reserve and other amenities in this area (located 1km to the east of the village settlement). (Subject to the provisions of DB-10).</p>	<p>PHH ACF</p>			<p>BFF W S CH MA L</p>	No action required	No response required.	No further recommendations.
DB-09	All development should contribute to improved, safe pedestrian and cyclist connectivity and should				<p>PHH BFF W</p>	<p>No action required. Number changed was DBO9.</p>	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.			S ACF CH MA L			
DB-10	Upgrade, where feasible, existing tourist infrastructure including the provision of public toilets at key tourist access points.			PHH BFF W S ACF CH MA L	No action required.  Number changed. Was DB-09	No response required.	No further recommendations.
DB-11+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity	BFF S W ACF		MA CH L	Number changed. Was DB-10	Replace Objective DB-10 with the following text:  New development should be sensitively designed and planned to provide for the protection of the green infrastructure features	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>Old LAP site reference in red</p> <p>and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Glengarriff include the Poulgorm amenity area, habitats of the coastal zone, open habitats of the surrounding upland areas, woodlands, and river systems as well as other open spaces in the village and adjoining Glengarriff Woods Nature Reserve.</p>						<p>of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Glengarriff include the Poulgorm amenity area, habitats of the coastal zone, open habitats of the surrounding upland areas, woodlands and</p>	

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							river systems as well as other open spaces in the village and adjoining Glengarriff Woods Nature Reserve.	
DB-12+	Support the provision of sustainable marine related tourism and sustainable leisure uses.				PHH BFF W S ACF CH MA L	No action required.  Number of objectives changed, was DB-11.	No change recommended	No further recommendations.
DB-13+	Support sustainable provision of car parking, amenity/community facilities and sustainable marine related tourism and leisure uses close to the pier area. (Subject to the provisions of DB-11)				PHH BFF W S ACF CH MA L	Consider expanding the objective to require a surface water management plan and permeable paving.  Number of objectives changed. Was DB-12.	No change recommended	No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GC-01	Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. This area lies within the Glengarriff Harbour and Woodlands SAC and is not suitable for development. *	PHH BFF S		W ACF	MA CH L	In line with AA comments, consider expanding the objective to include a requirement for opportunities to enhance the biodiversity value of this zone shall be encouraged.  The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.  Further comments pending completion of updated SFRA.
GC-02	Open Space to be protected for visual amenity and scenic qualities and contributing to the setting of the village.*	L			PHH BFF S W ACF MA CH	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
GC-03	Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village.				PHH BFF S W ACF MA CH	In line with AA comments, the existing woodlands of local biodiversity value should be retained and opportunities to enhance the biodiversity value of this zone shall be encouraged.	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
GC-04 - <b>Glengarriff</b>	Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. Zoning includes provision for a maximum of 3 sensitively designed houses subject to a detailed landscaping scheme which seeks to retain and augment existing tree and vegetation cover and provide for adequate site access.				PHH BFF S W ACF L	MA CH Consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.	Having regard to the maximum limit of three houses provided for in this objective, the overall objective for landscape protection and open space will not be unduly compromised.  <b>No change proposed</b>	Consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.
U-01	Provision of a pedestrian link and amenity walk.	PHH ACF			BFF W S L CH MA	Consider expanding the objective to include reference to cycle infrastructure.	Amend Objective as follows: Provision of a pedestrian & cycle link and amenity walk.	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
U-02	Wastewater Treatment Plant. The upgrade of the Waste Water Treatment Plant will be supported, to ensure that discharges will meet the water quality objectives of Glengarriff Harbour.	PHH ACF			BFF W S L CH MA	No action required	No response required	
X-01	Within the village core area built development should usually abut the road frontage. Where development is, exceptionally, permitted set back from the road frontage, this should be set far enough back so that the road frontage line can be reinforced by dense tree planting or retention of existing trees, and/or substantial walls of quality design and materials across as much of the frontage as is practicable. Off street car parking, where provided, should usually be accommodated to the rear or side of buildings, and frontage parking avoided. Any				PHH BFF W S L CH MA ACF	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	further development of sites which already have their buildings set back from the road should incorporate frontage treatments along the lines indicated above. *							
X-02	Lands to be reserved for specific community / amenity / tourist / heritage related use. Proposals should respect the sensitive setting of the village, contribute positively to the streetscape and seek to retain the natural setting to the rear of the site as much as possible.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Development Boundary Objectives for LEAP								
DB-01	Within the development boundary encourage the development of up to 25 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Leap include its river corridors,	PHH BFF			MA CH L	No action required.	Replace Objective DB-02 with the following text:	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	mature trees, wetlands, woodlands and coastal habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	S W ACF					New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Leap include	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							habitats of the coastal zone, mature trees and other open spaces in the village.	
Development Boundary Objectives for Rosscarbery								
DB-01	Within the development boundary encourage the development of up to 86 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The green infrastructure, biodiversity and landscape assets of Rosscarbery include its river corridors, mature trees, wetlands, woodlands and coastal habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation				PHH BFF S W ACF MA CH L	Recommend the objective be updated in accordance with the AA comments, which states that "New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.					policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Rosscarbery include the estuary and associated wetland areas, freshwater habitats associated with the Tinneal and Gallane streams, woodland and other open spaces in the village.”		
DB-03				PHH BFF S W ACF MA CH L	Consider expanding the objective to include pedestrian and cycle facilities.	<b>Amend as follows;</b> Prioritise the provision of traffic calming measures and the upgrading and widening of roads, <b>pedestrian and cycle facilities</b> within the village on the basis of need during the lifetime of the plan.	The plan has been updated. No further recommendations.
DB-04				PHH BFF	Consider expanding the objective to include cycle facilities.	<b>Amend as follows;</b> Improve and extend footpaths, <b>cycle</b>	The plan has been updated. No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red				S W ACF MA CH L		facilities and public lighting to serve the village.	
GC-01	Open Space preserved for visual amenity. *			W ACF	PHH BFF S MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
GA-02	Open Space preserved for sporting facilities.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
GA-03	Open Space preserved for sporting facilities. *			W ACF	PHH BFF S	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					MA CH L			
GR-04	Open Space preserved for visual amenity and public recreation.*			W ACF	PHH BFF S MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
U-01	Upgrade the Scenic walkway around the bay, north of the causeway.					Recommend that the objective be updated in accordance with the AA comments which state that "Upgrade the scenic walkway around the bay, north of the causeway. Upgrades shall be designed having regard to best practice guidelines, providing for appropriate set-backs from the estuary to minimise risk of impact on coastal and marine habitats and species."	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.
C-01 - <b>Rosscarbery</b>	Provision of a nursing home. A very high standard of architectural design is required with single storey			PHH ACF MA	BFF S W	This is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative	No change is being proposed	This is a greenfield site, located along a narrow local road with

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
buildings only. The visual sensitivities of the area will need careful consideration having regard to the setting of the village and the sites location overlooking the village. Any development on this site should have regard to the topography of this site which contributes to the visual setting of the area. The form, layout, siting and design of any development on this site should make a positive contribution to the landscape and visual amenities of the area. Any development on the site will be accompanied by a comprehensive landscaping scheme.				CH L	site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.		no footpaths. Consider an alternative site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.
<b>Rosscarbery General Recommendations:</b> In line with AA Comments, consider zoning the corridor of the Tinneal stream as open space.						Noted this will be considered further at amendment stage .	In line with AA Comments, consider zoning the corridor of the Tinneal stream as open space.
<b>Development Boundary Objectives for Union Hall</b>							

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-01	Within the development boundary encourage the development of up to 35 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Protect and enhance the attractive coastal setting and landscape character of the village.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
DB-03	Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the south-west of the village is identified for employment uses.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
DB-O4	The green infrastructure, biodiversity and landscape assets of Union Hall include its river corridors, mature trees, wetlands, woodlands and coastal habitats. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.	PHH BFF S W ACF			MA CH L	Recommend the objective be updated in accordance with the AA comments, which states that “New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Union Hall include Glandore Harbour and associated coastal habitats, freshwater habitats associated with the Ardagh stream, woodland and other open spaces in the village.”	<b>Replace Objective DB-04 with the following text:</b>  New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
						Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Union Hall include Glandore Harbour and associated coastal habitats, freshwater habitats associated with the Ardagh stream, woodland and other open spaces in the village.		
DB-05	Development along the Main Street and within the core of the village shall be designed to a high standard to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
B-01 – Union Hall	Small / Medium scale business development			PHH ACF	BFF S W MA CH L	Consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.	This site is considered adequately located within the built envelope, supporting the employment role of the village.  No change proposed	Consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.
X-01	Construct a marina development in association with the pier and on shore developments.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
U-01	Upgrade the road and scenic walkway around the causeway and to the Keelbeg pier.				PHH BFF S W ACF MA CH L  Consider expanding the objective to include reference to cycle infrastructure.	In line with AA comments update the objective to state that the walkway shall be designed having regard to best practice guidelines, providing for appropriate set-backs from the estuary to minimise risk of impact on coastal and marine habitats and species.  Noted. Change is proposed in line with this recommendation.	The plan has been updated. No further recommendations.
<b>General recommendations for Union Hall:</b> In line with AA Comments consider zoning the Ardagh stream corridor as open space.						Noted, this will be considered further at amendments stage	In line with AA Comments consider zoning the Ardagh stream corridor as open space.
<b>Development Boundary Objectives for West Cork Island Communities</b>							
<b>GO-01: General Objectives for West Cork Island Communities</b>							
a)	Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal planning considerations. Preference will				PHH BFF S	No action required.  No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective Old LAP site reference in red	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p>be given to refurbishment of existing buildings over greenfield sites.</p>				<p>W ACF MA CH L</p>			
<p>b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development. Development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and</p>				<p>PHH BFF S W ACF MA CH L</p>	<p>No action required.</p>	<p>No response required.</p>	<p>No further recommendations.</p>



Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
will have regard to any cumulative impacts on water quality.							
c) Development proposals on the islands should be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources of the islands will be encouraged. Development on the islands will only be permitted where it is shown that is compatible with the protection of sites designated or proposed to be designated for natural heritage.					In line with the AA comments, "New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the islands and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of the islands include habitats associated with their marine and coastal zones as well as open heath, scrub and biodiverse grassland habitats."	Noted. <b>Change is proposed in line with this recommendation.</b>	No further recommendations.
d) Second home and individual holiday homes development shall be restricted				PHH	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  except where existing dwellings or redundant buildings are restored or extended.				BFF S W ACF MA CH L			
e) Consideration of very small-scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.			BFF S W ACF	PHH MA CH L	Consider omitting this objective and guiding holiday home development in accordance with objective b above.	No change is being proposed	No further recommendations.
f) All proposals for development within the areas identified as being at risk of flooding will need to comply with flood risk objectives as detailed in Volume One, Chapter 11 Water Services of this			W ACF	PHH BFF S MA CH	Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.

**Table 7.9 Assessment of West Cork MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p>plan as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required.</p>				L			
<p>g) Encourage the provision of small scale sheltered housing schemes for the elderly located adjacent to existing community facilities.</p>				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
<p>h) Consider policy initiatives to encourage young families to live permanently on the Islands.</p>				PHH BFF S W ACF MA CH	No action required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective Old LAP site reference in red	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
				L			
i) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities, expanding community facilities where appropriate.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
j) Encourage sustainable tourist related development based on the natural and cultural heritage of the islands.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
k) Encourage and support where appropriate the implementation of objectives and actions outlined in the				PHH BFF S	No action required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p>West Cork Islands Integrated Development Strategy, 2010 as it relates to the West Cork Island Communities where these are compatible with the objectives and policies of the West Cork Municipal Plan, the Cork County Development Plan, the Regional Spatial and Economic Strategy and the Conservation Objectives of any Natura Sites.</p>				<p>W ACF MA CH L</p>			
<p>l) The Council will work with other stakeholders to encourage the delivery of social housing, where appropriate.</p>				<p>PHH BFF S W ACF MA CH L</p>	<p>No action required.</p>	<p>No response required.</p>	<p>No further recommendations.</p>
<p>m) Support rural transport initiatives and services on the Islands.</p>				<p>PHH</p>	<p>No action required.</p>	<p>No response required.</p>	<p>No further recommendations.</p>

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				BFF S W ACF MA CH L			
n) Support the sustainable provision and expansion of harbour facilities on the Islands and on the adjoining mainland, in a manner that is compatible with the protection of the Roaringwater Bay and Islands SAC and the habitats and species for which it is designated.	PHH BFF S W ACF			MA CH L	In line with AA Comments, it is recommended that this objective to amended to state "Support the sustainable provision and expansion of harbour facilities on the islands and on the adjoining mainland, in a manner that is compatible with the protection of relevant European sites."	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.
o) Support the sustainable provision of community, sport & recreation facilities on the Islands.				PHH BFF S W ACF MA	No action required.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective Old LAP site reference in red	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
				CH L			
p) Support and promote sustainable economic development on the islands.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
q) Support and help develop sustainable methods of access to education.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
<b>West Cork Island Communities General Recommendations:</b> In line with AA comments, consider zoning the river corridor as open space.							Noted – will be considered further at amendment stage	In line with AA comments, consider zoning the river corridor as open space.
Development Boundary Objectives for Bere Island								
Objective No.	Development of multiple housing or employment uses should normally be located in or within a short walking distance of Rerrin and Ballynakilla	PHH ACF			BFF S W MA CH L	No action required.	No response required.	No further recommendations.
GDO-01	Sustainable tourist related development based on the natural and cultural heritage of the island, particularly the military history, and contributing to a balanced economy for the island will be encouraged.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
GDO-02	Conserve the landscape and cultural quality of Dursey while	CH L			PHH	The objective refers to Dursey instead of Bere.	No response required.	No further recommendations.



Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	recognising the needs of its occupants and improving service provision to the island.				BFF S W ACF MA		
GDO-03	Support the development principles of the Bere Island Conservation Plan where these are compatible with the objectives and policies of the West Cork Municipal District Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.				In line with AA Comments, amend the objective as follows “The southern part of Bere Island is within the Beara Peninsula SPA. Development on the island shall be compatible with the requirements of the Habitats Directive and the protection of this site [Refer also to GO-01(c)].”	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.
GDO-04	The southern part of Bere Island is within the Beara Peninsula SPA. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site [Refer also to GO-01(c)].				PHH BFF S W ACF MA CH L	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-05	Encourage the provision of small scale incubator business units subject to provision of adequate infrastructure, good quality design and landscaping of the site.				PHH BFF S W ACF MA CH L	Consider expanding the objective to ensure such uses are located in or within a short walking distance of Rerrin and Ballynakilla to deliver compact growth as required by the NPF and RSES.	No response required.	No further recommendations.
GDO-06	Promote the development of land and water based leisure activities.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
GDO-07	Support the existing ship building and dry dock facilities on the island and to facilitate where possible the future expansion of this facility.				PHH BFF S W ACF	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					MA CH L			
GDO-08	Support the sustainable development of infrastructure which supports fisheries or mariculture to the benefit of the local economy.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
GDO-09	Support the preparation and implementation of pier and harbour management plans for the access points on the Island and on the adjoining mainland.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-10	Encourage the implementation of a Waste Management Plan for the Island.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
GDO-11	Implement small public realm improvement projects at the main development clusters.				PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
Development Boundary Objectives for Dursey Island								
GDO-01	Retain a sustainable population base of the Island and build on the existing facilities and economic activities on the Island.				PHH BFF S	No action required.	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	Consideration will be given to specific residential proposals in the clusters around Ballynacallagh, Kilmichael and Tilikcafinna where they can be suitably integrated with respect to the setting and context.			W ACF MA CH L			
GDO-02	Conserve the landscape and cultural quality of Dursey while recognising the needs of its occupants and improving service provision to the island.			PHH BFF S W ACF MA CH L	No action required.	No response required.	No further recommendations.
GDO-03	Support the development of sustainable tourism, capitalising on the upgrading of the cable car, including the development of coastal and looped walks, and other forms of indigenous employment uses on the island where they can be suitably			PHH BFF S W ACF MA CH L	Consider updating objective in line with AA comments.  Site specific AA and SEA may be required.	It is considered that this issue is addressed by existing objective GDO-05	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	integrated into the setting of the island in a manner that is compatible with the conservation designations on and around the Island.							
GDO-04 - Dursey Island	Investigate the feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings.			BFF S W ACF	PHH MA CH L	In line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.	Retain objective -. Existing objective GDO -05 should provide protection and avoid adverse impacts.	In line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.
GDO-05	This Island is surrounded by the Kenmare River Special Area of Conservation and parts of the Island are within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of these sites. Development proposals as set out above should not be located within the SPA. Development on the island will only be permitted where				PHH BFF S W ACF MA CH L	Suggest updating the objective in line with the AA comments. This island is surrounded by the Kenmare River Special Area of Conservation and parts of the Island are within the Beara Peninsula Special Protection Area. Development on the island shall be compatible with the protection of these sites [Refer also to GO-01(c)].	Noted. <b>Change is proposed in line with this recommendation.</b>	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites' Refer also to GO-01 (c).							
GDO-06	Support the provision of public toilets facilities on the Island on a suitable site.				PHH BFF S W ACF MA CH L	Consider updating objective in line with AA comments.	Noted. <b>Change is proposed in line with this recommendation.</b>	
Development Boundary Objectives for Heir Island								
GDO-01	Much of Heir island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats				PHH BFF S W ACF MA CH L	In line with AA comments, objective to be updated as follows: "Most of Heir Island lies within the Roaringwater Bay and Islands SAC and all of it lies within the Roaringwater Bay and Islands proposed Natural Heritage Area. Development on the island shall be compatible with the protection of	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Directive and the protection of this site [Refer also to GO-01(c)].					these sites [Refer also to GO-01(c)].”		
GDO-02	Conserve the landscape and cultural quality of Heir while recognising the needs of its occupants. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-03	Retain a sustainable population base on the island and build on the existing community facilities and economic activities on the island. It is a particular objective to investigate sites for the provision of a burial ground on the island during the lifetime of the plan.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-04	Support the development of further infrastructure on the island including the provision of new shelter on the pier and improved				PHH BFF S	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
directional signage for the ferry from the mainland and the expansion of public amenities at the key island beaches.				W ACF MA CH L			
GDO-05				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-06				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Development Boundary Objectives for Long Island							

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
GDO-01	Long Island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site [Refer also to GO-01(c)].				In line with AA comments, objective to be updated as follows: "Long Island lies within the Roaringwater Bay and Islands SAC and within the Roaringwater Bay and Islands proposed Natural Heritage Area. Development on the island shall be compatible with the protection of these sites [Refer also to GO-01(c)]."	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.
GDO-02	Conserve the landscape and cultural quality of Long Island while recognising the needs of its occupants and improving service provision to the island. All development should be carefully designed, sited and landscaped to retain the character of the island, and avoid harm to the environmental qualities of the locality.				PHH BFF S W ACF MA CH L	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-03	Support the development of further infrastructure on the island including the provision of new shelter on the pier and improved directional signage for the ferry from the mainland and the expansion of public amenities at the key island beaches.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-04	Conduct an architectural survey of the island and to give consideration to the protection of various buildings or groups of buildings through the powers of the Planning and Development Acts.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-05	Support the synergistic role of Schull and Long Island and to recognise that maintaining services in Schull is critical to the long term viability of the island. Enhancing the profile of the island in Schull				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	and the wider area generally is important in this regard.			L			
GDO-06	Support the preparation and implementation of a pier and harbour management plan for the access points on the island and on the adjoining mainland.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-07	Support the sustainable provision of a multi-purpose Community Centre for the Island.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Development Boundary Objectives for Oileán Chléire (Cape Clear)							
GDO-01	Development of clustered housing or employment uses should normally be located in or within a			PHH BFF S	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red short walking distance of the North and South Harbour.				W ACF MA CH L			
GDO-02 Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-03 Support and Promote sustainable economic development on Oileán Chléire.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-04	Much of Oileán Chléire is situated within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site [Refer also to GO-01(c)].				PHH BFF S W ACF MA CH L	In line with AA comments, objective to be updated as follows: "Much of Oileán Chléire lies within the Roaringwater Bay and Islands SAC and within the Roaringwater Bay and Islands proposed Natural Heritage Area. Development on the island shall be compatible with the protection of these sites [Refer also to GO-01(c)]."	Noted. <b>Change is proposed in line with this recommendation.</b>	The plan has been updated. No further recommendations.
GDO-05	Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. [Refer also to GO-01(c) and GDO-04].				PHH ACF  MA CH L	Consider expanding the objective to ensure such uses are located in or within a short walking distance of the North and South Harbour to deliver compact growth as required by the NPF and RSES.	Objective states 'suitable sites'. No change proposed	No further recommendations.
GDO-06	Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and				PHH BFF S	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red ornithological assets. [Refer also to GO-01(c) and GDO-04].				W ACF MA CH L			
GDO-07 Promote the development of land and water based leisure activities. [Refer also to GO-01(c) and GDO-04].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-08 Review finding of study on Bull's Nose pier in relation to options for repair and liaise with other agencies on pier repair and improvements.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-09 Upgrade the water supply network.				PHH	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				BFF S W ACF MA CH L			
GDO-10				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-11				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-12	Implement small public realm improvement projects at the main development clusters.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-13	Investigate the potential for the development of a deepwater slip at North Harbour. [Refer also to GO-01(c) and GDO-04].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-14	Consider potential for a recycling facility on a suitable site.				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
GDO-15	Continue to invest in harbour infrastructure both on the island and at mainland access points at Baltimore and Schull. [Refer also to GO-01(c) and GDO-04].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-16	Support provision of a suitable building/space to locate permanent facilities for an accessible social services centre, library services and playground in consultation with other agencies and representative organisations from the island community.			ACF	PHH BFF S W ACF MA CH L	Consider expanding the objective to ensure such uses are located in or within a short walking distance of the North and South Harbour to deliver compact growth as required by the NPF and RSES.	No response required	No further recommendations.
Development Boundary Objectives for Sherkin Island								
GDO-01	Development of clustered housing or employment uses should normally be located in or within a				PHH BFF S	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	short walking distance of the Harbour.				W ACF MA CH L			
GDO-02	Much of Sherkin Island is situated within Roaring Water Bay and Islands Special Area of Conservation. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site [Refer also to GO-01(c)].				PHH BFF S W ACF MA CH L	In line with AA comments, objective to be updated as follows: "Much of Sherkin lies within the Roaringwater Bay and Islands SAC and within the Roaringwater Bay and Islands proposed Natural Heritage Area. Development on the island shall be compatible with the protection of these sites [Refer also to GO-01(c)]."	Noted. Change is proposed in line with this recommendation.	No further recommendations.
GDO-03	Support and Promote sustainable economic development on Sherkin Island.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-04	Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. [Refer also to GO-01(c) and GDO-02].			PHH ACF	BFF S W MA CH L	Consider expanding the objective to ensure such uses are located in or within a short walking distance of the Harbour to deliver compact growth as required by the NPF and RSES.	<b>Objective states 'suitable sites'.</b> <b>No change proposed</b>	No further recommendations.
GDO-05	Further develop the marine leisure sector, particularly sailing, boat tours, diving and kayaking. [Refer also to GO-01(c) and GDO-02].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-06	Promote the development of land and water based leisure activities. [Refer also to GO-01(c) and GDO-02].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GDO-07	Support the retention of hotel and tourism accommodation facilities on the island.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-08	Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing and aquaculture. [Refer also to GO-01(c) and GDO-02].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-09	Further develop the arts as an economy on the island.				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
GDO-10	Upgrade and improve the water supply network.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-11	Prepare pier management plans for island piers.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-12	Implement small public realm improvement projects at the main development clusters.				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
GDO-13	Implement looped walking routes on the island. [Refer also to GO-01(c) and GDO-02].			PHH BFF S W ACF MA CH L	Consider expanding the objective to include cycle routes.	No response required	No further recommendations.
GDO-14	Investigate feasibility for all-weather marina with boat yard.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-15	Improve Sherkin Bring Site, provide waste storage building and continue to investigate appropriate and innovative solutions to waste management on the island.			PHH BFF S W ACF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
					MA CH L			
GDO-16	Provide public amenities near the beaches. [Refer also to GO-01(c) and GDO-02].				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-17	Support provision of a multi-purpose community, art, health, indoor sports, crèche centre.			PHH ACF	BFF S W MA CH L	Consider expanding the objective to ensure such uses are located in or within a short walking distance of the Harbour to deliver compact growth as required by the NPF and RSES.	<b>Objective states 'suitable sites'.</b>  <b>No change proposed</b>	No further recommendations.
GDO-18	Support and expand the provision of educational facilities on the Island.				BFF S W MA CH L	Consider expanding the objective to ensure such uses are located in or within a short walking distance of the Harbour to deliver compact growth as required by the NPF and RSES.	Normal proper planning considerations apply.  <b>No change proposed</b>	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
Development Boundary Objectives for Whiddy Island								
GDO-01	Support the development of further infrastructure on the island including the provision of improved information signage at the ferry departure points, car parking and the expansion of other public amenities.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-02	Support the preparation and implementation of a pier and harbour management plan for the access points on the island and on the adjoining mainland.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GDO-03	Support the sustainable provision of a multi-purpose Community Centre for the Island.				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
Villages and Other Locations:							
It is noted that the AA comments suggested the inclusion of a general objective for the villages as follows: This could be a general objective applying to all villages and other location or could be repeated as a DB objective each individual village and other location.					Insert the following Development Objective for all Villages New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village/this area and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in		Assessed within each village and other location.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red							Volume One Main Policy Material and Volume Two Heritage and Amenity.	
Development Boundary Objectives for Ahakista								
DB-01	Within the development boundary encourage the development of up to <del>10</del> 5 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	The development boundary for Ahakista is adjacent to Sheeps Head to Toe Head Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	PHH BFF S W ACF			MA CH L	No action required	No response required	No further recommendations.
DB-03	Restrict development to the seaward side of the coast road between Ahakista and Durrus.	L			PHH BFF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					S W ACF MA CH			
DB-04	Protect the sensitive setting of the village and to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village and to seek the retention of existing landscape features of the area.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-05	Development shall be designed to a high standard and reinforce the character of the area given the setting of the landscape. The Cork Rural Design Guide should be consulted in this regard.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-06	Support the development of tourism/community and other				PHH BFF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				S W ACF MA CH L			
DB-07+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.
GC-01	Retention and reinforcement of dense tree covering and parkland quality of the area. Built	ACF			PHH BFF S W	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	development will not normally be acceptable.				MA CH L			
GC-02	Retention and reinforcement of dense tree covering and parkland quality of the area. Built development will only be acceptable where it retains this quality. *	ACF			PHH BFF S W MA CH L	No action required	No response required	No further recommendations.
B-01	Business Development. Marine related development only. Visual impact to be minimized. *			ACF W	PHH BFF S MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
Development Boundary Objectives for Allihies								
DB-01	Within the development boundary encourage the development of up to <del>15</del> 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-02	Protect the sensitive setting of the village and encourage a high standard of design generally within the village which respects the character of the village and sense of place.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Encourage the realignment of the R575 from the Bealbarniss Gap and the realignment and improvement to the local roads L4904 & L4905 as important village entrances.			ACF	PHH BFF S W MA CH L	Consider expanding the objective to include pedestrian and cycling facilities.	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
DB-05	Support the provision of a safe pedestrian and cycle link between the village and Ballydonegan Beach during the lifetime of the plan.				PHH BFF S W ACF MA CH L	No action required	No response required  No further recommendations.
DB-06	Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA CH L	No action required	No response required  No further recommendations.
DB-07	Identify a requirement for an accessible off street car parking solution within walking distance of the village.				PHH BFF S W ACF MA CH	Consider expanding the objective to ensure surface water drainage plans and permeable paving are required.	It is considered that this is already covered by WM11-10 of Chapter 11 Water services management which requires SUDS for all development and  No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L		limits to impermeable paving	
DB-08	Maintain and expand the existing community facilities available in the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-09	This settlement is located adjacent to the Kenmare River Special Area of Conservation. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.				PHH BFF S W ACF MA CH L	AA Comments: DB-09 Allihies is located close to the Kenmare River SAC and the settlement adjoins Beara Peninsula SPA. Development in the village shall be compatible with the protection of these sites.	Noted. <b>Change is proposed in line with this recommendation.</b>	No further recommendations.
DB-10	Waste water infrastructure must be capable of treating discharges to ensure that water quality in the				PHH BFF	The AA Comment DB-10 I don't think drinking water for Allihies comes from Glenbeg? Delete ref?	<b>It is recommended that the text would be updated to reflect the</b>	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough.				S W ACF MA CH L	With reference to the AA comments, it is considered that Allihies has a reservoir to the northeast of the village which supplies drinking water.	comments made in AA report.	
DB-11	<del>Allihies is located in the Kenmare River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. Protection and enhancement of biodiversity resources will be encouraged.</del>					AA Comments: DB-11 delete, covered by O9	Noted	The objective has been deleted. No further recommendations.
DB-12 DB-11+	To ensure the protection of the intrinsic characteristics, features, views and vistas of the natural, rural and mining landscape of the Allihies Basin in the townlands of Caminches, Killough East; Cahermeeleboe; Kealogue; Cloan;				PHH BFF S W ACF MA CH L	No action required  New numbering, was DB-12	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Allihies; Knockroe West; Ballydongegan and Coom.							
DB-12	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.
GR-01	Preserve the open nature of this site for its potential recreational value and spectacular views of the sea and surrounding landscape.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
X-01	Area for tourist related facilities (including accommodation for holiday lettings) and/or residences (permanent occupation or second homes), subject to provision of pedestrian and cycle route (U-01) through the site.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01	Indicative pedestrian and cycle route linking the two existing roads				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Objectives for Ardfield								
DB-01	Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-02	Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Protect the sensitive setting of the village and encourage a high standard of design generally within				PHH BFF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	the settlement which respects the character of the area and sense of place of the village.				S W ACF MA CH L			
DB-05+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.
Development Boundary Objectives for Ardroom								
DB-01	Within the development boundary encourage the development of up	PHH ACF			BFF W S	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	to 5 additional dwelling units during the plan period.				L CH MA	consideration of water services capacity at strategic settlement level.		
DB-O2 – Adgroom	Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough.			BFF W	PHH S ACF MA CH L	<p>Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Adgroom. Any increase in abstraction from the lake could adversely impact the SAC.</p> <p>The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to</p>	<p><b>Amend Objective DB-O2 so as to read as follows</b> Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from <del>Glenbeg Lough</del>. <b>The current source of drinking water for Adgroom is Glenbeg Lough which lies within the Glanmore Bog SAC. Increased abstraction from the lake is likely to adversely impact the SAC. New development will not be permitted where it requires a connection</b></p>	<p>Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Adgroom. Any increase in abstraction from the lake could adversely impact the SAC.</p> <p>The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the</p>

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red					Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.	to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough.	<p>volume of water required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>	
DB-03	This settlement is located adjacent to the Kenmare River Special Area of Conservation and is surrounded	PHH BFF			MA CH L	AA Comments: DB-03 Ardgroom adjoins the Kenmare River SAC and the settlement boundary overlaps	Amend Objective DB-03 so as to read as follows: Ardgroom	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	by Glanmore Bog Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	S W ACF				with the boundary of the Glanmore Bog SAC. Development in the village shall be compatible with the protection of these sites.	adjoins the Kenmare River SAC and the settlement boundary overlaps with the boundary of the Glanmore Bog SAC. Development in the village shall be compatible with the protection of these sites.	
DB-O4	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. During the lifetime of the plan it is the intention of the Council to identify potential sites for community/recreational facilities.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O5	Encourage the redevelopment/refurbishment of				PHH BFF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
existing housing stock particularly vernacular dwellings.				S W ACF MA CH L			
DB-06					AA Comments: Delete DB-6, 07 and 08 repeats 02 and 03. The outfall for the WWTP is downstream of the location where FWPM occur.	Noted. Change is proposed in line with this recommendation.	The objective has been removed in line with advice.
DB-07					AA Comments: Delete DB-6, 07 and 08 repeats 02 and 03. The outfall for the WWTP is downstream of the location where FWPM occur.	Noted. Change is proposed in line with this recommendation.	The objective has been removed in line with advice.

**Table 7.9 Assessment of West Cork MD**

Objective Old LAP site reference in red	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
<p><del>relevant River Basin Management Plan and the protection of the Glanmore Bog Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from</del></p>							

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in <b>red</b>							
<del>Ardgroom. New development which requires a connection to the WWTP cannot be permitted in the village until this issue is resolved.</del>							
DB-08 <del>New development in Ardgroom which 231 requires a connection to the Ardgroom WWTP is on hold until such time as issues relating to the outfall location for this WWTP are resolved.</del>					AA Comments: Delete DB-6, 07 and 08 repeats 02 and 03. The outfall for the WWTP is downstream of the location where FWPM occur.	Noted. Change is proposed in line with this recommendation.	The objective has been removed in line with advice.
DB-06+ New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Policy Material and Volume Two Heritage and Amenity.							
GR-01	Open Space, providing visual amenity and informal public recreation. Retain and promote openness, seating, native trees and shrubs of local origin on lands adjoining river [Refer also to GO-01(d), DB-05 and DB-07]				PHH BFF S W ACF MA CH L	No action required	No response required	
Development Boundary Objectives for Ballinascarthy								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.				CH L			
DB-O3+				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.
AA Comments: Consider zoning the river corridor as open space.							No further recommendations.
<b>Development Boundary Objectives for Ballylickey</b>							

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
DB-01	Old LAP site reference in red							
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Brownfield areas or derelict sites should be prioritised as the primary areas for the development of the village (in particular the derelict hotel site).	PHH ACF			BFF S W MA CH L	No action required	No response required	No further recommendations.
DB-03	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Protect the sensitive setting of the village. Encourage a high standard of design generally within the				PHH BFF	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
settlement which respects the character of the area and sense of place of the village.				S W ACF MA CH L			
DB-05				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-06+				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
GR-01	Open Space adjoining the river to be protected for visual amenity and scenic qualities while it is also an objective to include the provision of a riverside walking route. *				PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
U-01	Service access to Waste Water treatment plant.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-02	Prioritise the provision of and upgrading footpaths in particular footpaths linking the				PHH BFF	Consider expanding the objective to include cycle routes.	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
camping/caravan park to the Seaview Hotel and future riverside walking route.				S W ACF MA CH L				
U-03	Waste Water Treatment Plant.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
<b>Ballylickey General Recommendations:</b> In line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.						Noted. Will be considered further at a later stage	In line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.	
Development Boundary Objectives for Castletownshend								
DB-01	Within the development boundary encourage the development of up	PHH ACF			BFF W	SEA of Chapter 2 Core Strategy has been undertaken for the proposed	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	to 15 additional dwelling units during the plan period.				S L CH MA	population target including consideration of water services capacity at strategic settlement level.		
DB-02	Any proposal for development within the village core will need to preserve and enhance the architectural character and natural landscape features of the area and should be of an appropriate scale, form and material finish. Where appropriate development should be in the form of terraced development / courtyard schemes.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	subject to normal proper planning and sustainable development criteria.							
DB-O4	Protect and enhance the attractive coastal setting and landscape character of the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O5+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Policy Material and Volume Two Heritage and Amenity.							
GC-01	Protect the existing trees along the coastline and in particular, around the Church and Castle and through the Mall to the coastguard station slip.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
U-01	Provision of wastewater treatment plant.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
Development Boundary Objectives for Crookhaven								
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH MA	consideration of water services capacity at strategic settlement level.		
DB-02	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.			PHH BFF S W ACF MA CH L	No action required	No response required	
DB-03	Protect the sensitive setting of the village and encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.			PHH BFF S W ACF MA CH L	No action required	No response required	
DB-04	Identify and reserve a suitable site for a car park during the lifetime of the plan.			PHH BFF S W ACF	Consider expanding the objective to ensure the site is within walking distance of the centre of the village and require surface water drainage plans and permeable paving.	No response required	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					MA CH L			
DB-05	The boundary of this settlement overlaps with the Sheeps Head Special Protection Area. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.				PHH BFF S W ACF MA CH L	AA Comments: DB-05 The boundary of Crookhaven overlaps with the Sheep's Head to Toe Head Special Protection Area and is located close to the Barleycove to Ballyrisode SAC. Development in the village shall be compatible with the protection of these sites.	Noted. Change is proposed in line with this recommendation.	
DB-06+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
Policy Material and Volume Two Heritage and Amenity.								
<b>Crookhaven General Recommendations:</b>								
In line with AA CommentsThe SPA land within the settlement boundary should be zoned as Open Space, Conservation.						This matter is noted and will be given further consideration at amendment stage	In line with AA CommentsThe SPA land within the settlement boundary should be zoned as Open Space, Conservation.	
Development Boundary Objectives for Drinagh								
DB-01	Within the development boundary encourage the development of up to <del>20</del> 10 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					L			
DB-O3	Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O4+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
Development Boundary Objectives for Eyeries								
DB-01 - Eyeries	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. Considering this, it is recommended that the allocation of 20 units be reduced.	It is considered that this issue can be appropriately addressed as per DB-02 below	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. Considering this, it is recommended that the allocation of 20 units be reduced.
DB-02 - Eyeries	Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that			BFF W	PHH S ACF MA CH	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction	An amendment is recommended as set out below: <b>The current source of drinking water for Eyeries is</b>	Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.				L	<p>from the lake could adversely impact the SAC.</p> <p>The objective should be expanded to require that any new development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough as requested by AA.</p> <p>Further, new development that has a private source of water supply will need to demonstrate that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p>	<p>Glenbeg Lough which lies within the Glanmore Bog SAC. Increased abstraction from the lake is likely to adversely impact the SAC. New development will not be permitted where it requires a connection to the public water supply and would result in an increase in the volume of water required to be abstracted from Glenbeg Lough.</p>	<p>Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. Considering this, it is recommended that the allocation of 20 units be reduced.</p>
DB-O3				PHH BFF	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
uses within the village where they can be suitably integrated into the setting of the village.				S W ACF MA CH L			
DB-O4				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O5				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
DB-06	Facilitate and support the development of car parking/public space to the rear of the church.			ACF W	PHH BFF S MA CH L	Consider expanding the objective to ensure surface water drainage plans and permeable paving are required.	It is considered that this is already covered by WM11-10 of Chapter 11 Water services management which requires SUDS for all development and limits to impermeable paving	No further recommendations.
DB-07+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
GC-01	Open space to protect views to the west and seaward from the road, in the interests of visual amenity.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
GR-02	Reserve lands for open space/community facilities. *				PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
AA Comments: Consider zoning the stream corridor as Open Space.								No further recommendations.
Development Boundary Objectives for Glandore								
DB-01	Within the development boundary encourage the development of up to <del>25</del> 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH MA	consideration of water services capacity at strategic settlement level.		
DB-02	Frontage development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Protect and enhance the attractive coastal setting and landscape character of the village.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the			PHH BFF S W ACF	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.				MA CH L			
DB-O5+				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.
C-01				PHH BFF	No action required	No response required	No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	particular the area around the castle, church and Glandore House.				S W ACF MA CH L			
U-01	Upgrade the road to residential areas.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include pedestrian and cycle facilities.	No response required	No further recommendations.
U-02	Upgrade the road.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include pedestrian and cycle facilities.	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
X-01	Sailing Clubhouse and convenience retail outlet.			BFF	PHH S W ACF MA CH L	Consider expanding the objective to include reference to the protection of trees on site.	Amend as follows; Sailing Clubhouse and convenience retail outlet. <b>Consideration should be given to protecting mature trees on this site.</b>	The plan has been updated. No further recommendations.
Development Boundary Objectives for Goleen								
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Encourage the redevelopment/refurbishment of existing housing stock and disused / derelict buildings.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-O3	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O4	Identify a requirement for an accessible off street car parking solution within walking distance of the village.			W ACF	PHH BFF S W ACF MA CH L	Require a surface water plan and permeable paving given the village is located within an area at risk of flooding.  Preference should be given to a previously developed site where possible.	It is considered that this is already covered by WM11-10 of Chapter 11 Water services management which requires SUDS for all development and limits to impermeable paving  Noted	No further recommendations.
DB-O5	Protect the sensitive setting of the village and to encourage a high				PHH BFF	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
standard of design generally within the settlement which respects the character of the area and sense of place of the village and to seek the retention of existing landscape features of the area.				S W ACF MA CH L			
DB-06				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-07				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-08	This settlement is located partially within the Barley Cove to Ballyrisode Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.				PHH BFF S W ACF MA CH L	AA Comments: Amend DB-08 to: Goleen adjoins the Barleycove to Ballyrisode Special Area of Conservation. Development in the village shall be compatible with the protection of this site.	Noted. Change is recommended in line with this recommendation.	The plan has been updated. No further recommendations.
DB-09	Notwithstanding the scale of growth envisaged, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Barley Cove to Ballyrisode Special Area of Conservation.							
DB-10+				PHH BFF S W ACF MA CH L		New objective.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
X-01	Area to be maintained for its open amenity and character and contribution to the setting of the village. In general, this area should be kept free from built development but limited development options may be given consideration where they contribute sensitively and add to the public enjoyment of the area. Some residential development may also be considered. Proposals must include appropriate drainage and flood prevention measures. [Refer also to DB-07]. *			PHH W ACF	BFF S MA CH L	This majority of this site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required.	Further comments pending completion of updated SFRA.
X-02	Support the co-ordinated development of this site for a mix of residential and recreation / amenity uses to also include provision for public car-parking facilities, footpaths and road widening and upgrade works. Development on this site should			PHH W ACF	BFF S MA CH L	This site is located within an area at risk of flooding. Further advice pending completion of SFRA.  Consider expanding the objective to require a surface water drainage plan and permeable paving given the	No response required.	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red make a positive contribution to the visual amenities of the village. *					site is located within an aera at risk of flooding.		
U-01	Prioritise the provision of and upgrading of roadway and footpaths in particular those linking the community centre with the village centre.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include opportunities for cycle routes where possible.	No response required	No further recommendations.
Development Boundary Objectives for Kealkill								
DB-01	Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
DB-03	Promote and sensitively develop local tourist and amenity attractions (castle, standing stones, walks, etc) to including the provision of interpretive signage and linkages.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Protect the setting of lands adjoining the historic Carriganass Castle and to consider development sensitively in this location.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-05	Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.			PHH BFF S W ACF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					MA CH L			
DB-O6+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L		New objective	No further recommendations.
GC-O1	Castle, grounds and adjacent amenity/picnic area to be protected from development in order to maintain the integrity, visual amenity and setting of the castle. *				PHH BFF S W ACF MA CH	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	Old LAP site reference in red				L			
GC-02	Riverbank area facing castle and picnic/amenity area to be protected from development, and tree planting encouraged, in the interests of visual amenity and to maintain and enhance the setting of the castle. *				PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
U-01	Prioritise the provision of and upgrading footpaths in the village, in particular footpaths linking the two village nodes, the historic castle, church and school.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include opportunities for cycle routes where possible.	No response required	No further recommendations.
Development Boundary Objectives for Kilcrohane								
DB-01	Within the development boundary encourage the development of up to 20 15 additional dwelling units during the plan period.	PHH ACF			BFF W S L	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including	No response required.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					CH MA	consideration of water services capacity at strategic settlement level.		
DB-02	Counteract sprawl and development should be encouraged outward from the nucleus of the settlement in a sequential and co-ordinated manner.	PHH ACF			BFF S W CH L	No action required	No response required	No further recommendations.
DB-03	Provide a sustainable housing mix within the town by the provision of additional social and affordable housing and housing for the elderly.	PHH			BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-05	Develop a looped amenity walk along the shoreline from Kilcrohane Pier to Farranamanagh Lake and back toward the village. The walk shall be designed to ensure that it is compatible with the protection of the Farranamanagh Lough Special Area of Conservation.				PHH BFF S W ACF MA CH L	Consider expanding the objective to include opportunities for cycle routes where possible.	No response required	No further recommendations.
DB-06	Encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-07	Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				L			
DB-O8+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.			PHH BFF S W ACF MA CH L		New Objective.	No further recommendations.
U-01	Prioritise the provision and upgrading of footpaths in the village, particularly along the main street.			PHH BFF S W ACF MA CH L	Consider expanding the objective to include opportunities for cycle routes where possible.	There is no evidence that cycle routes are feasible at present, therefore no change is recommended.	

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<b>General Recommendations for Kilcrohane:</b> In line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.						Will examine at amendments stage	In line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.	
Development Boundary Objectives for Shannonvale								
DB-01	Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.	PHH ACF			BFF W S L CH MA	SEA of Chapter 2 Core Strategy has been undertaken for the proposed population target including consideration of water services capacity at strategic settlement level.	No response required.	No further recommendations.
DB-02	Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Support the provision of a Children's Community Playground.				PHH BFF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red					S W ACF MA CH L			
DB-O4+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.
GR-O1	Protect the existing river and provide open space and recreational facilities. *				PHH BFF S W	No action required	No response required	No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red				ACF MA CH L				
X-01	Proposed brownfield development (preservation of the Old Mill - tourism, shop and community use). *			W ACF  MA CH L	PHH BFF S  MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
HT-01	Technology Park expansion to accommodate enterprise uses/research & high technology type development incorporating high quality building design and including comprehensive landscaping proposals for site boundaries. Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin			ACF	PHH BFF S W MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
	Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.							
U-01	Improve access between the village and the Technology park.			PHH ACF	BFF S W MA CH L	Consider expanding the objective to include pedestrian and cycle links.	Amend as follows: Improve access including pedestrian and cycle linkages between the village and the Technology park.	No further recommendations.
U-02	Support the development of a cycleway and pedestrian access route between the Technology Park and Clonakilty Town.	PHH ACF			BFF S W MA CH L	No action required	No response required	No further recommendations.
<b>Other Locations</b>								
<b>Development Boundary Objectives for Barleycove</b>								
DB-01	This settlement is located partially within and adjacent to the Barley				PHH BFF	AA Comments: Amend DB-01 Barleycove adjoins the Barleycove to	Noted. Change is recommended in line	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
	Cove to Ballyrisode Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.			S W ACF MA CH L	Ballyrisode Special Area of Conservation and the Sheep's Head to Toe Head Special Protection Area. Development in the village shall be compatible with the protection of these sites.	with this recommendation.	
DB-O2	Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations
DB-O3+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of this area and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives			PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.							
X-01	Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed [Refer also to DB-01]. *			W ACF	PHH BFF S MA Ch L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.
X-02	Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or			W ACF	PHH BFF S MA Ch	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	Noted	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape [Refer also to DB-01]. *				L				
Development Boundary Objectives for Inchydoney								
DB-01	Encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a high value landscape area and all new development should take this into consideration.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-02	In order to secure the population growth and supporting development				PHH BFF	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.				S W ACF MA CH L			
DB-03	PHH BFF			MA CH L	AA Comments: Sand dunes and other coastal habitats which form part of the Clonakilty Bay SAC and	Amend Objective DB-03 so as to read as follows:	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
SPA. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	S W ACF				the Clonakilty Bay SPA lie within the development boundary of Inchydoney. These areas support fragile habitats which are vulnerable to damage by excessive recreational activity. The areas within the SAC and SPA are zoned as Open Space and shall be protected against inappropriate development. Opportunities to enhance the biodiversity value of these areas shall be encouraged.	Sand dunes and other coastal habitats which form part of the Clonakilty Bay SAC and the Clonakilty Bay SPA lie within the development boundary of Inchydoney. These areas support fragile habitats which are vulnerable to damage by excessive recreational activity. The areas within the SAC and SPA are zoned as Open Space and shall be protected against inappropriate development. Opportunities to enhance the biodiversity value of	

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							these areas shall be encouraged.	
DB-O4	Protect and enhance the attractive coastal setting and landscape character of the settlement.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O5	Retain and incorporate key landscape features, such as significant hedgerows, tree groups, wetlands, and stone walls, into open space and landscape plans of new developments.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-O6	Examine the provision of a coastal walk from Muckross Strand to the eastern part of the Island, so as to reduce erosion, using railway sleepers or other suitable material,				PHH BFF S W ACF	No action required	No response required	No further recommendations.



Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
having regard to the fragility of the dune system and its associated ecosystems.				MA CH L			
DB-07				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-08				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-09				PHH BFF	Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
comply with flood risk objectives detailed in Volume One, Chapter 11 Water Services of this plan, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required.				S W ACF MA CH L			
DB-10				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-11				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
	dune system adjacent to Inchydoney Strand.				CH L			
DB-12	Reserve lands for roadside improvement by means of acquisition and development management.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-13	Provide Traffic Lay-Byes at regular intervals along the Road from Second Causeway to the Pumping Station, capable of accommodating bus and/or coaches. (Note this objective means that housing/development access along this stretch is not appropriate).				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-14	Develop and support public rights of way.				PHH BFF S W ACF	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				MA CH L			
DB-15	Support improvements to road junctions where required.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-16	Control access and the number of junctions onto public roads on the Island in the interests of safety, the free flow of traffic, the need to avoid reduction in capacity and maintain level of service.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB – 17+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of this			PHH BFF S W	It is noted the objective was updated since initial review.	New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
area and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				ACF MA CH L			
GC-01				PHH BFF S W ACF MA CH L	AA Comments: These zones support fragile coastal habitats (sand dunes) which are vulnerable to damage by excessive recreational activity. The areas within the SAC and SPA are zoned as Open Space and shall be protected from inappropriate development. Opportunities to enhance the biodiversity value of these areas shall be encouraged.	Noted. Change is recommended in line with this recommendation.	No further recommendations.
GC-02				PHH BFF S W	AA Comments: These zones support fragile coastal habitats (sand dunes) which are vulnerable to damage by excessive recreational activity. The	Amend Objective GC-01 to read as follows: Open space reservation for the	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red  and elevated land which defines the scenic and visual quality of the Island.  Most of this zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development. *				ACF MA CH L	areas within the SAC and SPA are zoned as Open Space and shall be protected from inappropriate development. Opportunities to enhance the biodiversity value of these areas shall be encouraged.	existing beach and dune system including coastal erosion management, protection of the beach front and dunes against any new development, improve the coastal strip and the control of litter. Opportunities to enhance the biodiversity value of this area shall be encouraged. *	
GR-03				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
U-01	Indicative route for proposed roadway (incorporating existing road) to include provision for pedestrian and cycleway access.				PHH BFF S W ACF MA CH L	Project level SEA and AA maybe required.	No response required	No further recommendations.
Development Boundary Objectives for Ownahinchy								
DB-01	Ensure new development is of high quality design, of an appropriate scale and form and sympathetic to the carrying capacity of the settlement. The materials used should be in keeping with the rural coastal locale and colour schemes should complement the natural beauty of the area. The resort is located in a high value landscape area and all new development should have specific regard to the visual impact of any proposal.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-02	Protect and enhance the attractive coastal setting and landscape character of the settlement.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-03	Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-04	Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.				PHH BFF S W ACF MA CH	No action required	No response required	No further recommendations.



**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				L			
DB-05				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-05				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-06				PHH BFF S W ACF MA	No action required	No response required	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red				CH L			
DB-07	Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.			PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations.
DB-08 +	Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.			PHH BFF S W ACF MA CH L	It is noted the objective was updated since initial review.	New objective.	No further recommendations.
DB-09+	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of this area and will only be permitted			PHH BFF S W ACF	It is noted the objective was updated since initial review.	New objective.	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				MA CH L			
X-01			W ACF	PHH BFF S W ACF MA CH L	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.
X-02				PHH BFF	No action required	No response required	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
<p>brownfield portion of the site only) with special consideration needed to ensure that any use proposed is sympathetic to the tourism function of the settlement and that any development will integrate into the visual and scenic landscape environment along the coastline and to a high quality design standard.</p> <p>The remaining lands to the north of the former hotel complex should remain open and free from any development, to allow for protection of the views of Castlefreke which is a protected structure. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands.</p>				<p>S</p> <p>W</p> <p>ACF</p> <p>MA</p> <p>CH</p> <p>L</p>				
X-03	Opportunity area including former hotel complex and apartments to be re-developed to a high quality			<p>W</p> <p>ACF</p>	<p>PHH</p> <p>BFF</p>	The site is located within an area at risk of flooding. Further advice pending completion of SFRA.	No response required	Further comments pending completion of updated SFRA.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
design standard with an emphasis on the development of an integrated tourism product including the provision of tourism accommodation and services. *				S W ACF MA CH L			
X-O4			W ACF	PHH BFF S W ACF MA CH L	The site is located within an area at risk of pluvial flooding. Further advice pending completion of SFRA. Please require an FRA.	Noted	Further comments pending completion of updated SFRA.
GC-O1				PHH BFF S W ACF MA CH L	AA Comments: Opportunities to enhance the biodiversity value of this area shall be encouraged	Noted. Change is proposed in line with this recommendation.	No further recommendations.

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
U-01	Provision of adequate car parking and public toilets for peak day trippers to the western end of the settlement.			W ACF	PHH BFF S W ACF MA CH L  Require a surface water plan and permeable paving given the site is located within an area at risk of flooding.  The site is located within an area at risk of flooding. Further advice pending completion of SFRA. Please require an FRA.	Noted.	Further comments pending completion of updated SFRA.
U-02	Upgrade and extend the pedestrian walkway on the R598 and the 'cliff walk' through the settlement to include the provision of public lighting where appropriate.				Walkway not shown on zoning map.	Noted.	
<b>Development Boundary Objectives for Tragumna</b>							

**Table 7.9 Assessment of West Cork MD**

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
DB-01	Encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a high value landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Lough Hyne Special Area of Conservation.			PHH BFF S W ACF MA CH L	No action required	Amend Objective DB-04 so as to read as follows Tragumna adjoins the Lough Hyne Nature Reserve and Environs Special Area of Conservation and the Sheep's Head to Toe Head Special Protection Area. Development at this location shall be compatible with the protection of these sites.	No further recommendations.

Table 7.9 Assessment of West Cork MD								
Objective		+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red								
DB-02	Protect and enhance the attractive coastal setting and landscape character of the settlement.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations
DB-03	Support the sustainable development of tourism/community facilities where these needs have been identified and where they can be suitably integrated into the setting of the settlement.				PHH BFF S W ACF MA CH L	No action required	No response required	No further recommendations
DB-04+	This settlement is located partially within the Sheep's Head to Toe Head Special Protection Area and is adjacent to the Lough Hyne Special Area of Conservation. Development in this settlement will only be permitted where it is shown				PHH BFF S W ACF MA CH	AA Comments: Tragumna adjoins the Lough Hyne Nature Reserve and Environs Special Area of Conservation and the Sheep's Head to Toe Head Special Protection Area. Development at this location	Noted. Change is proposed in line with this recommendation.	No further recommendations.



Table 7.9 Assessment of West Cork MD								
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion	
Old LAP site reference in red								
	that it is compatible with the requirements of the Habitats Directive and the protection of these sites.				L	shall be compatible with the protection of these sites.		
DB-05	New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of this area and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.				PHH BFF S W ACF MA CH L		New Objective	No further recommendations.
X-01	Extension to caravan park [Refer also to GO-01 and DB-04].			W ACF	PHH BFF S MA CH L	The site is located within an area at risk of pluvial flooding. Further advice pending SFRA assessment. Please require FRA.	Noted	No further recommendations.

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p><b>SEA Conclusions/Recommendations:</b></p> <p>Implementation of the objectives of the West Cork MD would have many positive impacts particularly in supporting the provision of housing, infrastructure, community facilities and employment opportunities which meet the current and future needs of the entire population. The SEA has influenced the Pre-Draft Version and many of the recommendations outlined within Appendix A have already been incorporated which acknowledges the success of this iterative process. However, consideration should be given to the following recommendations to mitigate environmental effects:</p> <p><b>Volume 5 West Cork MD Recommendation 1:</b> Regarding Objective CK-R-02+ for Clonakilty, review the approach to zoning this site given availability of alternative sites which could deliver compact growth as required by the NPF and RSES.</p> <p><b>Volume 5 West Cork MD Recommendation 2:</b> Regarding Clonakilty and Objective CK-T-01, consider including reference to the Clonakilty Stream Local Area of Biodiversity and given proximity ensure potential for GI links, SuDS and riparian margins as appropriate as part of any public realm improvements.</p> <p><b>Volume 5 West Cork MD Recommendation 3:</b> Regarding Clonakilty, reconsider the approach to zoning greenfield sites within Clonakilty as EBUA (part of CK-R-01, CK-R-02, CK-R-07, part of CK-R-08 (now assigned reference R-07)).</p> <p><b>Volume 5 West Cork MD Recommendation 4:</b> Regarding Objective DY-R-02 for Dunmanway, review the approach to zoning this greenfield site as EBUA.</p> <p><b>Volume 5 West Cork MD Recommendation 5:</b> Regarding Objective CR-GO-01 for Castletownbere Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. Whilst the intent of Objective CR-GO-02 is noted, given there is no evidence to suggest a solution nor evidence that this will be delivered within the lifetime of this plan the future population growth targets will need to be given further consideration.</p>							

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p><b>Volume 5 West Cork MD Recommendation 6:</b> Regarding Objective CR-GO-02 for Castletownbere, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Castletownbere. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p> <p><b>Volume 5 West Cork MD Recommendation 7:</b> Regarding Objective CR-AG-03 Castletownbere, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.</p> <p><b>Volume 5 West Cork MD Recommendation 8:</b> Regarding Objective SC-AG-01 and 02 for Schull, this would not fall within the intention of the scope of development allowed by Volume 1 (Zoning chapter). Consider rezoning to intended use.</p> <p><b>Volume 5 West Cork MD Recommendation 9:</b> Regarding Objective X-01 for Durrus, this site is 11.4ha and would substantially increase the size of the village and would appear to exceed the allocation of 20 new units referred to within DB-01.</p> <p><b>Volume 5 West Cork MD Recommendation 10:</b> Regarding Objective GC-04 for Glengarriff, consider removing reference to housing within this objective. The primary aim of this zoning is landscape amenity protection, and this would not be compatible with an allocation for housing. Further there are sufficient, less sensitive sites within the settlement boundary which would allow for the provision of sufficient housing.</p> <p><b>Volume 5 West Cork MD Recommendation 11:</b> Regarding Baltimore, in line with AA comments the boundary of this settlement overlaps with the Sheep's Head to Toe Head SPA. Areas of the SPA within the settlement boundary should be zoned Open Space – Conservation.</p> <p><b>Volume 5 West Cork MD Recommendation 12:</b> Regarding Objective C-01 for Rosscarbery, this is a greenfield site, located along a narrow local road with no footpaths. Consider an alternative site for a nursing home within easy walking distance of the village centre, that would contribute towards compact growth and the 10 minute town.</p>							

Table 7.9 Assessment of West Cork MD							
Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p><b>Volume 5 West Cork MD Recommendation 13:</b> Regarding Rosscarbery, in line with AA comments consider zoning the corridor of the Tinneal stream as open space.</p> <p><b>Volume 5 West Cork MD Recommendation 14:</b> Regarding Objective D-01 for Union Hall, consider the suitability of zoning this greenfield site at the edge of the settlement boundary when there are alternative sites located nearer the village centre which would deliver compact growth as required by the NPF and RSES.</p> <p><b>Volume 5 West Cork MD Recommendation 15:</b> Regarding Objective GDO-04 for Dursey Island, in line with AA comments consider omitting this objective given the suitability of the proposals given the sensitive receiving environment.</p> <p><b>Volume 5 West Cork MD Recommendation 16:</b> Regarding Ardgroom, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyerics. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p> <p><b>Volume 5 West Cork MD Recommendation 17:</b> Regarding Ballylickey, in line with AA comments, consider applying open space zoning to the Owane River corridor and associated woodland.</p> <p><b>Volume 5 West Cork MD Recommendation 18:</b> Regarding Crookhaven, in line with AA comments, the Special Protection Area land within the settlement boundary should be zoned as Open Space, Conservation.</p> <p><b>Volume 5 West Cork MD Recommendation 19:</b> Regarding Eyerics, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyerics. Any increase in abstraction from the lake could adversely impact the SAC. Whilst, the intent of Objective CR-GO-02 is noted, given there is no evidence to</p>							

**Table 7.9 Assessment of West Cork MD**

Objective	+	-	?	N	Initial SEA Recommendation	Planning Authority Response	SEA Conclusion
Old LAP site reference in red							
<p>suggest a solution nor evidence that this will be delivered within the lifetime of this plan it would appear premature to consider any population growth given the level of potential harm to the receiving environment. Considering this, it is recommended that the allocation of 20 units be reduced.</p> <p><b>Volume 5 West Cork MD Recommendation 20:</b> Regarding Eyeries, Glenbeg Lough which forms part of the Glanmore Bog SAC is the current source of drinking water for Eyeries. Any increase in abstraction from the lake could adversely impact the SAC. It is recommended that the plan be updated to ensure that any new development that has a private source of water supply demonstrates that the source is not hydrologically linked to Glenbeg Lough and would not increase the volume of water required to be abstracted from Glenbeg Lough.</p> <p><b>Volume 5 West Cork MD Recommendation 21:</b> Regarding Kilcrohane, in line with AA comments Consider zoning the Kilcrohane Stream corridor as open space.</p>							

## **Appendix B:**

# **European Sites in County Cork**

## European Sites (SACs and SPAs) within County Cork

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0077	Ballymacoda (Clonpriest and Pillmore) SAC	<ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410] *</li> </ul> <p><i>*listed but not included in Conservation Objectives document.</i></p>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Estuaries;</li> <li>• Mudflats and sandflats not covered by seawater at low tide</li> <li>• Atlantic salt meadows (Glauco-Puccinellietalia) and</li> <li>• To restore the favourable conservation condition of the following habitat:  Salicornia and other annuals colonising mud and sand</li> </ul> <p>NPWS Conservation Objectives, Version 2, Feb 2015</p>
0090	Glengarriff Harbour and Woodland SAC	<ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Lutra lutra (Otter) [1355]</li> <li>• Phoca vitulina (Common Seal) [1365]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO];</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO];</li> <li>• Geomalacus maculosus (Kerry Slug) [1024];</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303];</li> <li>• Lutra lutra (Otter) [1355];</li> <li>• Phoca vitulina (Common Seal) [1365]</li> </ul> <p>NPWS Conservation Objectives, Version 1, May 2015</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0091	Clonakilty Bay SAC	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) [2150]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>Annual vegetation of drift lines [1210];</li> <li>Embryonic shifting dunes [2110];</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120];</li> <li>Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) [2150];</li> </ul> <p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>NPWS Conservation Objectives, Version 1, May 2014</p>
0093	Caha Mountains SAC	<ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Natural dystrophic lakes and ponds [3160]</li> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>European dry heaths [4030]</li> <li>Alpine and Boreal heaths [4060]</li> <li>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>Blanket bogs (* if active bog) [7130]</li> <li>Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Natural dystrophic lakes and ponds [3160]</li> <li>Alpine and Boreal heaths [4060]</li> <li><i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>European dry heaths [4030]</li> </ul>



Site Code	Site Name	Qualifying Interests	Conservation Objectives
0097		<ul style="list-style-type: none"> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<ul style="list-style-type: none"> <li>• Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2016</p>
	Lough Hyne Nature Reserve & Environs SAC	<ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Submerged or partially submerged sea caves [8330]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Submerged or partially submerged sea caves [8330]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2014</p>
0101	Roaringwater Bay and Islands SAC	<ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> <li>• Submerged or partially submerged sea caves [8330]</li> <li>• Phocoena phocoena (Harbour Porpoise) [1351]</li> <li>• Lutra lutra (Otter) [1355]</li> <li>• Halichoerus grypus (Grey Seal) [1364]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160];</li> <li>• Reefs [1170];</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230];</li> <li>• European dry heaths [4030];</li> <li>• Submerged or partially submerged sea caves [8330];</li> <li>• Phocoena phocoena (Harbour Porpoise) [1351];</li> <li>• Halichoerus grypus (Grey Seal) [1364];</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0102			and to restore the favourable conservation condition of the following species: <ul style="list-style-type: none"> <li>Lutra lutra (Otter) [1355]</li> </ul> <p>NPWS Conservation Objectives Version 1, July 2011</p>
	Sheep's Head SAC	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Geomalacus maculosus (Kerry Slug) [1024]</li> </ul>	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected: <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Geomalacus maculosus (Kerry Slug) [1024]</li> </ul> <p>NPWS Conservation Objectives Ref: Generic Version 7.0 April 2020</p>
	St. Gobnet's Wood SAC	<ul style="list-style-type: none"> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> </ul>	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: <ul style="list-style-type: none"> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7, April 2020</p>
0108	The Gearagh SAC	<ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the Ranunculon fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>Rivers with muddy banks with Chenopodion rubri p.p. and Bidenton p.p. vegetation [3270]</li> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> </ul>	To maintain the favourable conservation condition of the following habitats and species: <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the Ranunculon fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>Rivers with muddy banks with Chenopodion rubri p.p. and Bidenton p.p. vegetation [3270]</li> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0109		<ul style="list-style-type: none"> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li><i>Lutra lutra</i> (Otter) [1355]</li> </ul>	<ul style="list-style-type: none"> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li><i>Lutra lutra</i> (Otter) [1355]</li> </ul> <p>NPWS Conservation Objectives Version 1, September 2016</p>
	Three Castle Head to Mizen Head SAC	<ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul> <p>NPWS Conservation Objectives Version 1, November 2016</p>
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	<ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]</li> <li>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>European dry heaths [4030]</li> <li>Alpine and Boreal heaths [4060]</li> <li><i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li><i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</li> <li>Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> <li><i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li><i>Salmo salar</i> (Salmon) [1106]</li> <li><i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li><i>Lutra lutra</i> (Otter) [1355]</li> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> <li><i>Najas flexilis</i> (Slender Naiad) [1833]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> <li>• Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Depressions on peat substrates of the <i>Rhynchosporion</i> [7150]</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO]</li> <li>• <i>Taxus baccata</i> woods of the British Isles [91JO]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Euphydryas aurinia</i> (Marsh Fritillary) [1065]</li> <li>• <i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li>• <i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> <li>• <i>Najas flexilis</i> (Slender Naiad) [1833]</li> <li>• <i>Alosa fallax killarnensis</i> (Killarney Shad) [5046]</li> </ul>	<p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Depressions on peat substrates of the <i>Rhynchosporion</i> [7150]</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO]</li> <li>• <i>Taxus baccata</i> woods of the British Isles [91JO]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Euphydryas aurinia</i> (Marsh Fritillary) [1065]</li> <li>• <i>Alosa fallax killarnensis</i> (Killarney Shad) [5046]</li> </ul> <p>NPWS Conservation Objectives Version 1, October 2017</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1040	Barley Cove to Ballyrisode Point SAC	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>• Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>• European dry heaths [4030]</li> <li>• Petalophyllum ralfsii (Petalwort) [1395] *</li> </ul> <p><i>*not included in conservation objectives</i></p>	<p>To maintain the favourable conservation condition of the following habitats for:</p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• European dry heaths [4030]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>• Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>NPWS Conservation Objectives Version 1 September 2014</p>
1043	Cleanderry Wood SAC	<ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
1058	Great Island Channel SAC	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1061		<ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> </ul>	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> </ul> <p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> </ul> <p>NPWS Conservation Objectives Version 1 June 2014</p>
	Kilkeran Lake and Castlefreke Dunes SAC	<ul style="list-style-type: none"> <li>Coastal lagoons [1150] *</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Coastal lagoons [1150] *</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>NPWS Conservation Objectives Version 1, December 2016</p>
1070	Myross Wood SAC	<ul style="list-style-type: none"> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
1230	Courtmacsherry Estuary SAC	<ul style="list-style-type: none"> <li>Estuaries [1130]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1547		<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Salicornia and other annuals colonising mud and sand [1310]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul>	<ul style="list-style-type: none"> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Salicornia and other annuals colonising mud and sand [1310]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> </ul> <p>NPWS Conservation Objectives Version 1 July 2014</p>
	Castletownshend SAC	<ul style="list-style-type: none"> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
	Derryclogher (Knockboy) Bog SAC	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version, May 2017</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1879	Glanmore Bog SAC	<ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>Blanket bogs (* if active bog) [7130]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>Blanket bogs (* if active bog) [7130]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> </ul> <p>NPWS Conservation Objectives Ref: Version 1, July 2017</p>
1890	Mullaghanish Bog SAC	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version 1, May 2017</p>
2036	Ballyhoura Mountains SAC	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>European dry heaths [4030]</li> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>European dry heaths [4030]</li> </ul>



Site Code	Site Name	Qualifying Interests	Conservation Objectives
2037			<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2016</p>
	Carrigeenamronety Hill SAC	<ul style="list-style-type: none"> <li>European dry heaths [4030]</li> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <li>European dry heaths [4030]</li> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>NPWS Conservation Objectives Ref: Generic Version 7.0, April 2020</p>
2158	Kenmare River SAC	<ul style="list-style-type: none"> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>European dry heaths [4030]</li> <li><i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] *</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>European dry heaths [4030]</li> <li>Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> <li>Submerged or partially submerged sea caves [8330]</li> <li><i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014]</li> <li><i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li><i>Phoca vitulina</i> (Common Seal) [1365]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
2165		<ul style="list-style-type: none"> <li>• Calaminarian grasslands of the Violetalia calaminariae [6130]</li> <li>• Submerged or partially submerged sea caves [8330]</li> <li>• Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Lutra lutra (Otter) [1355]</li> <li>• Phoca vitulina (Common Seal) [1365]</li> </ul> <p><i>*Not included in conservation objectives</i></p>	<p>and to restore the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>• Lutra lutra (Otter) [1355]</li> </ul> <p>NPWS Conservation Objectives Version, April 2013</p>
	Lower River Shannon SAC	<ul style="list-style-type: none"> <li>• Sandbanks which are slightly covered by sea water all the time [1110]</li> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Coastal lagoons [1150]</li> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Sandbanks which are slightly covered by sea water all the time [1110]</li> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>• Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
2170		<ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li><i>Salmo salar</i> (Salmon) [1106]</li> <li><i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349]</li> <li><i>Lutra lutra</i> (Otter) [1355]</li> </ul>	<ul style="list-style-type: none"> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li><i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li><i>Salmo salar</i> (Salmon) [1106]</li> <li>Coastal lagoons [1150]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li><i>Lutra lutra</i> (Otter) [1355]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> </ul> <p>NPWS Conservation Objectives: Version 1.0, August 2012</p>
	Blackwater River (Cork/Waterford) SAC	<ul style="list-style-type: none"> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Perennial vegetation of stony banks [1220]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</li> <li>• <i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li>• <i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li>• <i>Alosa fallax fallax</i> (Twaite Shad) [1103]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul>	<ul style="list-style-type: none"> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>• <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li>• <i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li>• <i>Alosa fallax fallax</i> (Twaite Shad) [1103]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul> <p>The status of <i>Taxus baccata</i> woods of the British Isles as a qualifying Annex I habitat for the Blackwater River (Cork/Waterford) SAC is currently under review.</p> <p>NPWS Conservation Objectives Version 1.0, Date: July 2012</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
2171	Bandon River SAC	<ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> </ul> <p>NPWS Conservation Objectives Generic Version 6.0, February 2018</p>
2189	Farranamanagh Lough SAC	<ul style="list-style-type: none"> <li>Coastal lagoons [1150]</li> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Coastal lagoons [1150]</li> </ul> <p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>NPWS Conservation Objectives: Version 1 January 2018</p>
2280	Dunbeacon Shingle SAC	<ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>NPWS Conservation Objectives Version 1, December 2017</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
2281	Reen Point Shingle SAC	<ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>NPWS Conservation Objectives Version 1, Date November 2017</p>
4021	Old Head of Kinsale SPA	<ul style="list-style-type: none"> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>Guillemot (<i>Uria aalge</i>) [A199]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>Guillemot (<i>Uria aalge</i>) [A199]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
4022	Ballycotton Bay SPA	<ul style="list-style-type: none"> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> <li>Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>Common Gull (<i>Larus canus</i>) [A182]</li> <li>Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> <li>Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>Common Gull (<i>Larus canus</i>) [A182]</li> <li>Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4023			<p>and to maintain the favourable conservation condition of the wetland habitat in Ballycotton Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</p> <p>NPWS Conservation Objectives: Version 1, August 2014</p>
	Ballymacoda Bay SPA	<ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• to maintain the favourable conservation condition of the wetland habitat in Ballymacoda Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives, Version 1, February 2015
4028	Blackwater Estuary SPA	<ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat in the Blackwater Estuary SPA as a resource for the regularly occurring migratory birds that utilise it</p> <p>NPWS Conservation Objectives Version 1.0, May 2012</p>
4030	Cork Harbour SPA	<ul style="list-style-type: none"> <li>• Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>• Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Grey Heron (<i>Ardea cinerea</i>) [A028]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> <li>• Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>• Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Grey Heron (<i>Ardea cinerea</i>) [A028]</li> </ul>



Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Pintail (<i>Anas acuta</i>) [A054]</li> <li>• Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<ul style="list-style-type: none"> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Pintail (<i>Anas acuta</i>) [A054]</li> <li>• Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Greenshank (<i>Tringa nebularia</i>) [A164] *</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resource for the regularly occurring migratory birds that utilise it</p> <p>NPWS Conservation Objectives Version 1, December 2014</p> <p><i>*Not listed as a qualifying interest but is listed in conservation objectives</i></p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4066	Bull and the Cow Rocks SPA	<ul style="list-style-type: none"> <li>Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>Gannet (<i>Morus bassanus</i>) [A016]</li> <li>Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>Gannet (<i>Morus bassanus</i>) [A016]</li> <li>Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4081	Clonakilty Bay SPA	<ul style="list-style-type: none"> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat as a resource for the regularly occurring migratory birds that utilise it</p> <p>NPWS Conservation Objectives, Version 1, October 2014</p>
4094	Blackwater Callows SPA	<ul style="list-style-type: none"> <li>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</li> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</li> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4095			<p>and to maintain or restore the favourable condition of the wetland habitat as a resource for the regularly occurring migratory waterbirds that utilise it.</p> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
	Kilcolman Bog SPA	<ul style="list-style-type: none"> <li>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Shoveler (<i>Anas clypeata</i>) [A056]</li> </ul> <p>and to maintain or restore the favourable condition of the wetland habitat at as a resource for the regularly occurring migratory waterbirds that utilise it.</p> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4109	The Gearagh SPA	<ul style="list-style-type: none"> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Mallard (<i>Anas platyrhynchos</i>) [A053]</li> <li>Coot (<i>Fulica atra</i>) [A125]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Mallard (<i>Anas platyrhynchos</i>) [A053]</li> <li>Coot (<i>Fulica atra</i>) [A125]</li> </ul> <p>and to maintain or restore the favourable condition of the wetland habitat as a resource for the regularly occurring migratory waterbirds that utilise it.</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives, Generic Version 7.0 April 2020
4124	Sovereign Islands SPA	<ul style="list-style-type: none"> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4155	Beara Peninsula SPA	<ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7, April 2020</p>
4156	Sheeps Head to Toe Head SPA	<ul style="list-style-type: none"> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4161	Stacks to Mullaghareirk Mountains, West	<ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4162	Limerick Hills and Mountain Eagle SPA		<ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
	Mullaghanish to Musheramore Mountains SPA	<ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul> <p>NPWS Conservation Objectives, Generic Version, April 2020</p>
4190	Galley Head to Duneen Point SPA	<ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4191	Seven Heads SPA	<ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4219	Courtmacsherry Bay SPA	<ul style="list-style-type: none"> <li>• Great Northern Diver (<i>Gavia immer</i>) [A003]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Great Northern Diver (<i>Gavia immer</i>) [A003]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat a resource for the regularly occurring migratory birds that utilise it</p> <p>NPWS Conservation Objectives, Version 1, October 2014</p>

## European Sites Within 15km of County Cork

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0353	Old Domestic Buildings, Dromore SAC	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives, Version 1, September 2018</p>
0364	Kilgarvan Ice House SAC	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives, Version 1, November 2018</p>
0646	Galtee Mountains SAC	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Alpine and Boreal heaths [4060]</li> <li>Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Alpine and Boreal heaths [4060]</li> <li>Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1342		<ul style="list-style-type: none"> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> </ul>	<ul style="list-style-type: none"> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> </ul> <p>NPWS Conservation Objectives, Version 1, August 2016</p>
	Cloonee and Inchiquin Loughs, Uragh Wood SAC	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> <li>• Najas flexilis (Slender Naiad) [1833]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Northern Atlantic wet heaths with Erica tetralix</li> <li>• European dry heaths [4030]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Najas flexilis (Slender Naiad) [1833]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitat and species</p>



Site Code	Site Name	Qualifying Interests	Conservation Objectives
1881	Maulagowna Bog SAC	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<ul style="list-style-type: none"> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, May 2019</p> <p>To restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version 1, May 2017</p>
2041	Old Domestic Building, Curraglass Wood SAC	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To restore the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2018</p>
2123	Ardmore Head SAC	<ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
2137			<ul style="list-style-type: none"> <li>European dry heaths [4030]</li> </ul> <p>NPWS Conservation Objectives Version 1, November 2016</p>
	Lower River Suir SAC	<ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Water courses of plain to montane levels with the <i>Ranuncion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]</li> <li>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li><i>Taxus baccata</i> woods of the British Isles [91J0]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</li> <li><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the <i>Ranuncion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]</li> <li><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</li> <li><i>Lutra lutra</i> (Otter) [1355]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species</p> <ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
2173		<ul style="list-style-type: none"> <li>• <i>Alosa fallax fallax</i> (Twaiite Shad) [1103]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Taxus baccata</i> woods of the British Isles [91J0]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li>• <i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li>• <i>Alosa fallax fallax</i> (Twaiite Shad) [1103]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> </ul> <p>NPWS Conservation Objectives, Version 1, March 2017</p>
2173	Blackwater River (Kerry) SAC	<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul> <p>and to restore the favourable conservation condition of the following species</p> <ul style="list-style-type: none"> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> </ul>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives, Version 1, September 2019
2098	Old Domestic Building, Askive Woods SAC	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, September 2018</p>
2257	Moanour Mountain SAC	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> </ul> <p>NPWS Conservation Objectives Version 1, April 2019</p>
2315	Glanlough Woods SAC	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To restore the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, September 2018</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4038	Killarney National Park SPA	<ul style="list-style-type: none"> <li>Merlin (<i>Falco columbarius</i>) [A098]</li> <li>Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>Merlin (<i>Falco columbarius</i>) [A098]</li> <li>Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
4154	Iveragh Peninsula SPA	<ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>Guillemot (<i>Uria aalge</i>) [A199]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>Guillemot (<i>Uria aalge</i>) [A199]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
4175	Deenish Island and Scariff Island SPA	<ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</li> <li>Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p>

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4192		<ul style="list-style-type: none"> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul>	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</li> <li>• Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
	Helvick Head to Ballyquin SPA	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0 April 2020</p>

**Appendix C:  
Existing and Proposed  
Natural Heritage Areas in County Cork**

## Natural Heritage Areas in County Cork

Site Code	NHA Site Name	Qualifying Interests
1059	Hungry Hill Bog	Peatlands
2105	Derreennatra Bog	Peatlands
2371	Trafrask Bog	Peatlands
2386	Conigar Bog	Peatlands
2416	Pulleen Harbour Bog	Peatlands
2417	Leahill Bog	Peatlands
2447	Boggeragh Mountains	Peatlands
2449	Mount Eagle Bogs	Peatlands

## Proposed Natural Heritage Areas in County Cork

Site Code	pNHA Site Name	Features of Interest
0012	Ballinvonear Pond	Wetland habitat. Recorded as supporting protected plant - Golden Dock ( <i>Rumex maritimus</i> ).
0072	Blackwater River and Estuary	<p>The site consists of the freshwater stretches of the River Blackwater from Lismore Co. Waterford and tidal stretches to Youghal Harbour. Important habitats and species include:</p> <ul style="list-style-type: none"> <li>• Estuaries</li> <li>• Mudflats and sandflats not covered by seawater at low tide</li> <li>• Potential Atlantic salt meadows</li> <li>• Wigeon (<i>Anas penelope</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>• Lapwing (<i>Vanellus vanellus</i>)</li> <li>• Dunlin (<i>Calidris alpina</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> </ul> <p>Site overlaps Blackwater Estuary SPA (4028) and parts of Blackwater River (Cork/Waterford) SAC (2170)</p>



Site Code	pNHA Site Name	Features of Interest
0073	Blackwater River Callows	<p>The site includes the river channel and strips of seasonally flooded grassland within the flood plain between Fermoy and Lismore (Co. Waterford). Important wetland habitat for a number of wetland bird species, including:</p> <ul style="list-style-type: none"> <li>• Whooper Swan (<i>Cygnus cygnus</i>)</li> <li>• Wigeon (<i>Anas penelope</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> </ul> <p>Site overlaps Blackwater Callows SPA (4094)</p>
0074	Awbeg Valley (Below Doneraile)	<p>Freshwater and wooded site. Important river for the White-clawed Crayfish (<i>Austropotamobius pallipes</i>). The site contains semi-natural woodland and the relatively rare Toothwort (<i>Lathraea squamaria</i>), Common Calamint (<i>Calamintha ascendens</i>), Red Champion, Sand Leek (<i>Allium scorodoprasum</i>) and Wood Club-rush (<i>Scirpus sylvaticus</i>)</p> <p>Other important habitats and species include:</p> <ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</li> <li>• Otter (<i>Lutra lutra</i>)</li> <li>• Kingfisher (<i>Alcedo atthis</i>)</li> <li>• Brook Lamprey (<i>Lampetra planeri</i>)</li> <li>• River Lamprey (<i>Lampetra fluviatilis</i>)</li> </ul> <p>The site is within the Blackwater River (Cork/Waterford) SAC (2170)</p>
0075	Awbeg Valley (Above Doneraile)	<p>Freshwater and wooded site. Important river for the White-clawed Crayfish (<i>Austropotamobius pallipes</i>). The site contains semi-natural woodland and wet grasslands and the relatively rare Toothwort (<i>Lathraea squamaria</i>), Common Calamint (<i>Calamintha ascendens</i>), Red Champion, Sand Leek (<i>Allium scorodoprasum</i>) and Wood Club-rush (<i>Scirpus sylvaticus</i>), Tufted Hair-grass (<i>Deschampsia cespitosa</i>)</p> <p>Other important habitats and species include:</p> <ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</li> <li>• Otter (<i>Lutra lutra</i>)</li> <li>• Kingfisher (<i>Alcedo atthis</i>)</li> <li>• Brook Lamprey (<i>Lampetra planeri</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
0076		<ul style="list-style-type: none"> <li>River Lamprey (<i>Lampetra fluviatilis</i>)</li> </ul> <p>The site is within the Blackwater River (Cork/Waterford) SAC (2170)</p>
	Ballycotton, Ballynamona And Shanagarry	<p>Estuarine site. Supports wetland habitat and important numbers of wetland birds including:</p> <ul style="list-style-type: none"> <li>Teal (<i>Anas crecca</i>)</li> <li>Ringed Plover (<i>Charadrius hiaticula</i>)</li> <li>Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>Lapwing (<i>Vanellus vanellus</i>)</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>Curlew (<i>Numenius arquata</i>)</li> <li>Turnstone (<i>Arenaria interpres</i>)</li> <li>Common Gull (<i>Larus canus</i>)</li> <li>Lesser Black-backed Gull (<i>Larus fuscus</i>)</li> </ul> <p>Overlaps Ballycotton Bay SPA (4022) in places.</p>
0077	Ballymacoda (Clonpriest And Pillmore)	<p>Estuarine site. Supports wetland and estuarine habitats and species, including:</p> <ul style="list-style-type: none"> <li>Estuaries</li> <li>Mudflats and sandflats not covered by seawater at low tide</li> <li>Salicornia and other annuals colonising mud and sand</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>)</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> <li>Wigeon (<i>Anas penelope</i>)</li> <li>Teal (<i>Anas crecca</i>)</li> <li>Ringed Plover (<i>Charadrius hiaticula</i>)</li> <li>Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>Lapwing (<i>Vanellus vanellus</i>)</li> <li>Sanderling (<i>Calidris alba</i>)</li> <li>Dunlin (<i>Calidris alpina</i>)</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>Curlew (<i>Numenius arquata</i>)</li> <li>Redshank (<i>Tringa totanus</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
0078		<ul style="list-style-type: none"> <li>• Turnstone (<i>Arenaria interpres</i>)</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</li> <li>• Common Gull (<i>Larus canus</i>)</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>)</li> </ul> <p>Site occurs within the Ballymacoda (Clonpriest and Pillmore) SAC (0077) and is overlapped by Ballymacoda Bay SPA (4023)</p>
	Ballyvergan Marsh	<p>Freshwater coastal marsh site. Supports wetland habitats, protected plant species (Wild Clary) and a number of rare bird species including:</p> <ul style="list-style-type: none"> <li>• Hen Harrier (<i>Circus cyaneus</i>)</li> <li>• Reed Warbler (<i>Acrocephalus scirpaceus</i>)</li> </ul>
0079	Bride/Bunaglanna Valley	The Bunaglanna River passes down a very steep valley flowing scattered woodland. The woodland has a well-developed epiphyte community.
0080	Bull And Cow Rocks	<p>Offshore island which supports breeding populations of a number of seabird species including:</p> <ul style="list-style-type: none"> <li>• Storm Petrel (<i>Hydrobates pelagicus</i>)</li> <li>• Gannet (<i>Morus bassanus</i>)</li> <li>• Puffin (<i>Fratercula arctica</i>)</li> </ul> <p>Within Bull and the Cow Rocks SPA (4066)</p>
0083	Capel Island And Knockadoon Head	<p>Offshore island supporting a mosaic of heathland types. Supports breeding populations of a number of seabird species including:</p> <ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>• Herring Gull (<i>Larus argentatus</i>)</li> <li>• Fulmar (<i>Fulmarus glacialis</i>)</li> <li>• Great Black-backed Gull (<i>Larus marinus</i>)</li> </ul>
0084	Castletownshend (Gate Lodge)	Supports nursery roost of Leisler's Bat ( <i>Nyctalus leisleri</i> )
0085	Glanworth Ponds	Wetland habitat. Recorded as supporting protected plant - Golden Dock ( <i>Rumex maritimus</i> )
0086	Durseley Island	<p>Off shore island which supports exposed heathland and other maritime vegetation. Also supports breeding colonies of a number of sea birds including:</p> <ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>)</li> <li>• Chough (<i>Pyrhrocorax pyrrhocorax</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
0087		<ul style="list-style-type: none"> <li>Herring Gull (<i>Larus argentatus</i>)</li> <li>Great Black-backed Gull (<i>Larus marinus</i>)</li> <li>Shag (<i>Phalacrocorax aristotelis</i>)</li> </ul>
	Garrylucas Marsh	Wetland habitat supports wetland bird species.
	Glengarriff (Thatched Shooting Lodge in Forest Park)	Site supports nursing roost of Lesser Horseshoe Bats.
	Glengarriff Harbour And Woodland	<p>Site consists of an old oak woodland and alluvial forest valley opening out into a sheltered bay with rocky islets. The site is important for the following species:</p> <ul style="list-style-type: none"> <li>Kerry Slug (<i>Geomalacus maculosus</i>)</li> <li>Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)</li> <li>Otter (<i>Lutra lutra</i>)</li> <li>Common (Harbour) Seal (<i>Phoca vitulina</i>)</li> </ul> <p>The site is within Glengarriff Harbour and Woodland SAC (0090)</p>
	Clonakilty Bay	<p>Estuarine and Coastal site. The site supports the following habitats and bird species:</p> <ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide</li> <li>Annual vegetation of drift lines</li> <li>Embryonic shifting dunes</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes)</li> <li>Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>)</li> <li>Shelduck (<i>Tadorna tadorna</i>)</li> <li>Dunlin (<i>Calidris alpina</i>)</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>Curlew (<i>Numenius arquata</i>)</li> </ul> <p>The site overlaps Clonakilty Bay SAC (0091) and Clonakilty SPA (4081)</p>
	Kilcolman Bog	<p>Supports wetland habitats. Also supports wetland bird species including:</p> <ul style="list-style-type: none"> <li>Whooper Swan (<i>Cygnus cygnus</i>)</li> <li>Teal (<i>Anas crecca</i>)</li> <li>Shoveler (<i>Anas clypeata</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
		Within Kilcolman Bog SPA (4095)
0093	Caha Mountains	<p>Upland site contains a number of important habitats:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</li> <li>• Natural dystrophic lakes and ponds</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i></li> <li>• European dry heaths</li> <li>• Alpine and Boreal heaths</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)</li> <li>• Blanket bogs (* if active bog)</li> <li>• Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>)</li> <li>• Calcareous rocky slopes with chasmophytic vegetation</li> <li>• Siliceous rocky slopes with chasmophytic vegetation</li> </ul> <p>The site also supports the Kerry Slug (<i>Geomalacus maculosus</i>) and the Killarney Fern (<i>Trichomanes speciosum</i>). Both of European importance.</p> <p>The site is within the Caha Mountains SAC</p>
0094	Lee Valley	Site supports areas of native woodland, unimproved grassland and wetland habitats and associated species including plants, insects and birds within the riparian corridor of the River Lee.
0097	Lough Hyne Nature Reserve And Environs	<p>This large coastal site contains the following habitats:</p> <ul style="list-style-type: none"> <li>• Large shallow inlets and bays</li> <li>• Reefs</li> <li>• Submerged or partially submerged sea caves</li> </ul> <p>Site occurs within Lough Hyne Nature Reserve And Environs (0097)</p>
0098	Loughavaul	<p>Acid lake which supports a nice assemblage of aquatic plant species including:</p> <ul style="list-style-type: none"> <li>• Water Lobelia (<i>Lobelia dortmanna</i>)</li> <li>• Shoreweed (<i>Littorella uniflora</i>)</li> <li>• White Water-lily (<i>Nymphaea alba</i>)</li> <li>• Delicate Stonewort (<i>Chara virgata</i>)</li> <li>• Translucent Stonewort (<i>Nitella translucens</i>)</li> </ul>
0099	Ballynaclashy House, North Of Midleton	Site supports a nursery roost of Whiskered Bat ( <i>Myotis mystacinus</i> )

Site Code	pNHA Site Name	Features of Interest
0100	Old Head Of Kinsale	<p>Headland site with sea-cliffs supporting breeding populations of a number of sea bird species including</p> <ul style="list-style-type: none"> <li>• Kittiwake (<i>Rissa tridactyla</i>)</li> <li>• Guillemot (<i>Uria aalge</i>)</li> </ul> <p>Old Head of Kinsale SPA (4021) lies within pNHA boundary</p>
101	Roaringwater Bay and Islands	<p>This shallow bay contains the following important habitats and species:</p> <ul style="list-style-type: none"> <li>• Large shallow inlets and bays</li> <li>• Reefs</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts</li> <li>• European dry heaths</li> <li>• Submerged or partially submerged sea caves</li> <li>• <i>Phocoena phocoena</i> (Harbour Porpoise)</li> <li>• <i>Lutra lutra</i> (Otter)</li> <li>• <i>Halichoerus grypus</i> (Grey Seal)</li> </ul> <p>The site lies within the Roaringwater Bay and Islands SAC (0101)</p>
102	Sheep's Head	<p>This heathland peninsula contains the two types of heathland habitat: Wet heath and dry heath. The site also supports a population of Kerry Slug (<i>Geomalacus maculosus</i>).</p> <p>The site is situated within the Sheep's Head SAC (0102)</p>
0103	Shournagh Valley	Site supports areas of oak and wet woodland within the riparian corridor of the Shournagh River.
0106	St. Gobnet's Wood	The site supports Old Oak Woodlands and lies inside the St. Gobnet's SAC (0106)
0107	Templebreedy National School, Crosshaven	Supports nursery population of Leisler's Bats ( <i>Nyctalus leisleri</i> )
0108	The Gearagh	<p>This freshwater wetland site has the following important habitats and species:</p> <ul style="list-style-type: none"> <li>• Floating River Vegetation</li> <li>• <i>Chenopodium rubri</i> p.p. and <i>Bidention</i> p.p. vegetation</li> <li>• Old Oak Woodlands</li> <li>• Alluvial Forests</li> <li>• Otter (<i>Lutra lutra</i>)</li> <li>• Wigeon (<i>Anas penelope</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
0109		<ul style="list-style-type: none"> <li>Coot (<i>Fulica atra</i>)</li> </ul> <p>The site overlaps with the Gearagh SAC (0108) and the Gearagh SPA (4019). The Gearagh is a Nature Reserve, a Ramsar Convention site and a Council of Europe Biogenetic Reserve.</p>
	Three Castle Head to Mizen Head	<p>This headland habitat supports the following important habitats and bird species:</p> <ul style="list-style-type: none"> <li>Vegetated Sea Cliffs</li> <li>Dry Heath</li> <li>Peregrine (<i>Falco peregrinus</i>)</li> <li>Chough (<i>Pyrhocorax pyrrhocorax</i>)</li> </ul> <p>The site overlaps the Sheep's Head to Toe Head SPA and Three Castle Head to Mizen Head SAC.</p>
0110	Cusroe, Whiddy Island	<p>Offshore island, supports populations of breeding seabirds including:</p> <ul style="list-style-type: none"> <li>Arctic Tern (<i>Sterna paradisaea</i>)</li> <li>Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>Herring Gull (<i>Larus argentatus</i>)</li> <li>Shag (<i>Phalacrocorax aristotelis</i>)</li> </ul>
365	Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment	<p>This large site contains a new number of important habitats and species:</p> <ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]</li> <li>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>European dry heaths [4030]</li> <li>Alpine and Boreal heaths [4060]</li> <li><i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</li> <li>Blanket bogs (* if active bog) [7130]</li> </ul>

Site Code	pNHA Site Name	Features of Interest
0371		<ul style="list-style-type: none"> <li>• Depressions on peat substrates of the Rhynchosporion [7150]</li> <li>• Lampetra planeri (Brook Lamprey) [1096]</li> <li>• Lampetra fluviatilis (River Lamprey) [1099]</li> <li>• Salmo salar (Salmon) [1106]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>The site is within the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365).</p>
	Fountainstown Swamp	<p>Site supports wetland habitats including Swamp and Wet Woodland with abundant Hemlock Water-dropwort (<i>Oenanthe crocata</i>). Site also supports a range of wetland bird species including:</p> <ul style="list-style-type: none"> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Grey Heron (<i>Ardea cinerea</i>)</li> </ul>
0446	Loughs Aderry And Ballybutler	<p>The site comprises two lowland lakes and associated wetland habitats and species including the rare Orange Foxtail (<i>Alopecurus aequalis</i>) grass and Musk Thistle (<i>Carduus nutans</i>). Site is of importance for wetland bird species including:</p> <ul style="list-style-type: none"> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Wigeon (<i>Anas penelope</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Shoveler (<i>Anas clypeata</i>)</li> <li>• Pochard (<i>Aythya ferina</i>)</li> <li>• Coot (<i>Fulica atra</i>)</li> <li>• Lapwing (<i>Vanellus vanellus</i>)</li> <li>• Mute Swan (<i>Cygnus olor</i>)</li> </ul>
0593	Kilcatherine Heath	<p>This site comprises rocky ridges supporting heath habitat just west of Ardroom. The site supports uncommon species including the nationally rare Kerry Lily (<i>Simethis planifolia</i>).</p>
0899	Ballindangan Marsh	<p>Wetland habitat. Recorded as supporting protected plant - Golden Dock (<i>Rumex maritimus</i>).</p>
1028	Orthon's Island, Adrigole Harbour	<p>Small rocky island which supports a breeding colony of Arctic Tern (<i>Sterna paradisaea</i>). Also supports breeding Black-headed Gull (<i>Chroicocephalus ridibundus</i>) and is a Common Seal (<i>Phoca vitulina</i>) haul out site.</p>
1029	Araglin Valley	<p>The site consists predominantly of the following important habitat:</p>



Site Code	pNHA Site Name	Features of Interest
1034		<ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles</li> </ul> <p>The site is within the Blackwater River (Cork/Waterford) SAC contains suitable habitat for the following species:</p> <ul style="list-style-type: none"> <li>• Brook Lamprey (<i>Lampetra planeri</i>)</li> <li>• River Lamprey (<i>Lampetra fluviatilis</i>)</li> <li>• Atlantic Salmon (<i>Salmo salar</i>)</li> <li>• Otter (<i>Lutra lutra</i>)</li> </ul> <p>The presence of Ivy Broomrape (<i>Orobanche hederaceae</i>), a local species within Ireland, suggests that the woodland, along with its attendant Ivy, is long established.</p>
	Bandon Valley West Of Bandon	<p>Site is of interest for its aquatic habitats which have not been modified and for associated old oak woodlands. Site also supports wetland bird species including</p> <ul style="list-style-type: none"> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>• Lapwing (<i>Vanellus vanellus</i>)</li> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Grey Heron (<i>Ardea cinerea</i>)</li> </ul> <p>and also has an Otter population.</p>
	Bandon Valley South of Dunmanway	<p>This freshwater site supports the following important habitats and species:</p> <ul style="list-style-type: none"> <li>• Floating River Vegetation</li> <li>• Alluvial Forests</li> <li>• Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>)</li> <li>• Brook Lamprey (<i>Lampetra planeri</i>)</li> </ul> <p>The site overlaps the Bandon River SAC.</p>
	Banteer Ponds	<p>The site consists of a number of hollows in the sediments of the floodplain where subsidence and subterranean drainage have created isolated wetlands. The ponds are surrounded by woodland plants like Yellow Pimpernel (<i>Lysimachia nemorum</i>), with locally abundant Common Water-starwort (<i>Callitriche stagnalis</i>) and Marsh Ragwort (<i>Senecio aquaticus</i>), Silver Birch (<i>Betula pendula</i>), Ash (<i>Fraxinus excelsior</i>), Crab Apple (<i>Malus sylvestris</i>) and Pedunculate Oak (<i>Quercus robur</i>).</p>

Site Code	pNHA Site Name	Features of Interest
1037		The site is within the Blackwater River (Cork/Waterford) SAC.
	Bateman's Lough	<p>Small fluctuating lake with aquatic vegetation. Supports a range of wetland bird species including:</p> <ul style="list-style-type: none"> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Wigeon (<i>Anas penelope</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Tufted Duck (<i>Aythya fuligula</i>)</li> <li>• Pochard (<i>Aythya ferina</i>)</li> <li>• Whooper Swan (<i>Cygnus cygnus</i>)</li> <li>• Lapwing (<i>Vanellus vanellus</i>)</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> </ul>
1040	Barley Cove To Ballyrisode Point	<p>This coastal site contains the following important habitats:</p> <ul style="list-style-type: none"> <li>• Tidal Mudflats and Sandflats</li> <li>• Perennial Vegetation of Stony Banks</li> <li>• Salicornia Mud</li> <li>• Atlantic Salt Meadows</li> <li>• Mediterranean Salt Meadows</li> <li>• Marram Dunes (White Dunes)</li> <li>• Fixed Dunes (Grey Dunes)</li> <li>• Dry Heath</li> </ul> <p>The rare bryophyte Petalwort (<i>Petalophyllum ralfsii</i>) has been recorded in this dune system.</p> <p>The site overlaps with Barley Cove To Ballyrisode Point SAC.</p>
1042	Carrigshane Hill	<p>This is a limestone hill which supports a rich calcicole flora including the rare plant species Thick-leaved Stonecrop (<i>Sedum dasyphyllum</i>).</p>
1043	Cleanderry Wood	<p>The coastal woodland is an important site for the Old Oak Woodlands and the Killarney Fern (<i>Trichomanes speciosum</i>).</p> <p>The site overlaps Cleanderry Woodland SAC.</p>

Site Code	pNHA Site Name	Features of Interest
1044	Cloonties Lough	<p>This site comprises an upland acid lake with aquatic plant species including Six-stamened Waterwort (<i>Elatine hexandra</i>). The site supports wetland bird species including:</p> <ul style="list-style-type: none"> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Coot (<i>Fulica atra</i>)</li> <li>• Mute Swan (<i>Cygnus olor</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> </ul>
1046	Douglas River Estuary	<p>This site comprises the estuary of the Douglas River in Cork Harbour. It supports a range of wetland habitats and is an important overwintering area for a range of wetland bird species including: Teal, Wigeon, Shelduck, Red-breasted Merganser, Oystercatcher, Lapwing, Golden, Curlew, Black-tailed Godwit, Bar-tailed Godwit, Redshank and Dunlin.</p> <p>The site forms part of Cork Harbour SPA (4030).</p>
1049	Eagle Lough	<p>This site comprises a fluctuating Turlough-type lake, the only one of its type in Cork. Supports the rare Orange Foxtail (<i>Alopecurus aequalis</i>).</p>
1050	Eyeries Island	<p>This site lies within the Kenmare River SAC and is an important site for Otters (<i>Lutra lutra</i>) and Common Seal (<i>Phoca vitulina</i>). Breeding pairs Common Terns (<i>Sterna hirundo</i>) and Arctic Terns (<i>Sterna paradisaea</i>) have been recorded at this site.</p>
1051	Firkeel Gap	<p>The site supports breeding populations of</p> <ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>)</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>)</li> </ul> <p>Site overlaps Beara Peninsula SPA (4155).</p>
1052	Gallanes Lough	<p>This site comprises a small lake with fringing aquatic vegetation. The site supports a range of wetland bird species including:</p> <ul style="list-style-type: none"> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Wigeon (<i>Anas penelope</i>)</li> <li>• Coot (<i>Fulica atra</i>)</li> <li>• Lapwing (<i>Vanellus vanellus</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Mute Swan (<i>Cygnus olor</i>)</li> <li>• Whooper Swan (<i>Cygnus cygnus</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
1053	Garrettstown Marsh	The site supports lagoonal marsh and fen habitat which is of importance and value for wetland bird species including <ul style="list-style-type: none"> <li>• Mallard (<i>Anas platyrhynchos</i>)</li> <li>• Mute Swan (<i>Cygnus olor</i>)</li> </ul>
1055	Glashgarriff River	Site comprises a small stream and associated wooded valley with diverse humic vegetation communities. Site also supports Otter ( <i>Lutra lutra</i> ) and Badger ( <i>Meles meles</i> ).
1057	Gouganebarra Lake	The site comprises a glacial lake with associated aquatic vegetation including two scarce species Awlwort and Six-stamened Waterwort. Bird species associated with the lake include Grey Wagtail ( <i>Motacilla cinerea</i> ), Common Sandpiper and Snipe. Peregrine Falcon breed on the surrounding cliffs.
1058	Great Island Channel	This site, within the Great Island Channel SAC and Cork Harbour SPA, contains two important habitats in mudflats and sandflats not covered by seawater at low tide and Atlantic salt meadows. The site is an important breeding and wintering site for the following bird species: Shelduck, Teal, Wigeon, Dunlin, Black-tailed Godwit, Curlew, Golden Plover, Grey Plover.
1060	James Fort	This site comprises a coastal promontory which supports heath and species-rich meadow habitats.
1061	Kilkeran Lake and Castlereke Dunes	This is a coastal site which has a well developed sand dune system and wetland areas of open water, freshwater marsh and swamp. The site also contains an area of mixed woodland.  This site is also a Special Area of Conservation.
1062	Killaneer House Glen	This site comprises a steep sided wooded stream valley with Hazel ( <i>Corylus avellana</i> )/Ash ( <i>Fraxinus excelsior</i> )/Holly ( <i>Ilex aquifolium</i> ) woodland.
1064	Leamlara Wood	This site comprises a semi-natural oak woodland dominated by Oak.
1065	Lough Allua	This site supports an expanded section of the River Lee forming an acidic lake. Species associated with the lake include Freshwater Pearl Mussel and birds including Mallard ( <i>Anas platyrhynchos</i> ), Lapwing ( <i>Vanellus vanellus</i> ), Teal ( <i>Anas crecca</i> ), Tufted Duck ( <i>Aythya fuligula</i> ), Little Grebe ( <i>Tachybaptus ruficollis</i> ), Great Crested Grebe ( <i>Podiceps cristatus</i> ) and Grey Heron ( <i>Ardea cinerea</i> ).  The site also supports woodland both acid and alluvial woodland types as well as heath habitat.

Site Code	pNHA Site Name	Features of Interest
1066	Lough Beg (Cork)	As part of the Cork Harbour SPA, Lough Beg plays a part in supporting internationally important numbers of waders (over 20,000) and of two particular species, the Black-tailed Godwit and Redshank. Wildfowl are relatively numerous as compared to other parts of the Harbour and include Wigeon, Teal and Shelduck Golden Plover, Lapwing and Dunlin.
1067	Lough Gal	This site supports a small lake/fen. The site also supports an extensive area of freshwater marsh and is important for wetland bird species.
1069	Lough Namaddra And Lough West	This site comprises two small upland lakes. They support a population of Pea Mussel ( <i>Pisidium hibernicum</i> ).
1071	Owen's Island	This is a small rocky island situated near the head of Dunmanus Bay. It supports populations of breeding sea birds including Common tern ( <i>Sterna hirundo</i> ), Arctic Tern ( <i>Sterna paradisaea</i> ) and Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ).
1072	Priory Wood, Lismire	This is a small Oak woodland with various stages of growth.
1073	Roancarrigbeg and Roancarrimore	This site comprises two rock islands in Bantry bay. The islands support a breeding colony of Common tern ( <i>Sterna hirundo</i> ) and Arctic Tern ( <i>Sterna paradisaea</i> ) with old records of Roseate tern ( <i>Sterna dougallii</i> ). The islands also support populations of Herring Gull ( <i>Larus argentatus</i> ) and Lesser black-backed gull ( <i>Larus fuscus</i> ).
1074	Rockfarm Quarry, Little Island	This is an old limestone quarry site on Little Island. It supports calcareous grassland habitat and associated species including: <ul style="list-style-type: none"> <li>• Early-purple Orchid (<i>Orchis mascula</i>)</li> <li>• Bee Orchid (<i>Ophrys apifera</i>)</li> <li>• Dense-flowered Orchid (<i>Neotinea maculata</i>)</li> <li>• Portland Spurge (<i>Euphorbia portlandica</i>).</li> </ul>
1075	Rosscarbery Estuary	This is sea inlet fed by freshwater which is of value for its coastal maritime grassland, heath and wetland habitats and associated bird species including: <ul style="list-style-type: none"> <li>• Ringed plover (<i>Charadrius hiaticula</i>)</li> <li>• Black-tailed godwit (<i>Limosa limosa</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Greenshank (<i>Tringa nebularia</i>)</li> </ul> <p>The site hosts good diversity of plant species.</p>

Site Code	pNHA Site Name	Features of Interest
1076	Rostellan Lough, Aghada Shore and Poul nabibe Inlet	This site occupies the north-east corner of Cork Harbour SPA, west of Saleen and Rostellan. Little Grebe, Pochard, and Tufted Duck are frequent species, along with Mallard and Snipe. Mudflats occur westwards to Aghada and these were utilised by many feeding waders, while the sea offshore is used by species such as Scaup, Goldeneye and Great Crested Grebe.
1077	Seven Heads And Dunworly Bay	This is a coastal headland site. The Seven Heads SPA (4191) lies within pNHA boundary  The site supports a breeding population of Chough ( <i>Pyrrhocorax pyrrhocorax</i> ).
1080	Blackwater Valley (Killavullen)	This site, which forms part of the Blackwater River (Cork/Waterford) SAC is situated just downstream (east) of Killavuller Village within an area of limestone. Large prominent outcrops of limestone and caves can be seen along this section. Other habitats included within this site are broad leaved dry woodland and scrub.
1082	Dunkettle Shore	This site is located at the mouth of Glashaboy River, where it meets the Lee estuary. It is an integral part of Cork Harbour SPA. It supports a range of wetland habitats and is an important overwintering area for a range of wetland bird species including: Teal, Oystercatcher, Ringed Plover, Curlew, Black-tailed Godwit, Bar-tailed Godwit, Redshank, Knot, Dunlin and Lapwing. A Heronry occurs to the east of the site.
1084	Whitegate Bay	This site forms part of the Cork Harbour Special Protection Area. It comprises open water with extensive mudflats. Species particularly associated with this part of the SPA include Grebes, diving ducks and waders and include Shelduck, Wigeon, Dunlin, Knot, Curlew, Redshank, Bar-tailed Godwit, turnstone, Oystercatcher and Ringed Plover.
1169	Brown's Farm, Togher Cross Roads	Recorded as supporting protected plant - Golden Dock ( <i>Rumex maritimus</i> ).
1183	Clasharinka Pond	This is a large pond which supports the rare plant species Orange Foxtail ( <i>Alopecurus aequalis</i> ).
1230	Courtmacsherry Estuary	This site supports intertidal and coastal terrestrial habitats including dune systems. It also supports populations of wetland birds. The site is also designated as a Special Area of Conservation and a Special Protection Area.
1235	Ballyquirk Pond	This site comprises a small overgrown pond which supports aquatic plant species including the rare Orange Foxtail ( <i>Alopecurus aequalis</i> ).
1248	Prohus Wood	Birch/holly/oak woodland.

Site Code	pNHA Site Name	Features of Interest
1284	Cappul Bridge	This site includes the tidal reaches and the banks of the Owenagappul river. Habitats within the site include rocky outcrops, heath and damp grassland. The site supports an abundant population of the Flora Protection Order species, Betony.
1408	Carrigacrump Caves	This is a cave system which is located in an area of outcropping limestone. The site supports an unusual calcareous flora including locally rare plants: <ul style="list-style-type: none"> <li>• Carline Thistle (<i>Carlina vulgaris</i>)</li> <li>• Long-stalked Crane's-bill (<i>Geranium columbinum</i>).</li> </ul>
1498	Dirk Bay	This coastal site supports both Sand dunes and Freshwater Marsh habitat. Rare plants and locally unusual plants associated with the site include Dodder ( <i>Cuscuta epithymum</i> ), Wild Clary ( <i>Salvia verbenaca</i> ), Autumn Lady's-tresses ( <i>Spiranthes spiralis</i> ) and Cowslip ( <i>Primula veris</i> ).
1515	Bandon Valley Below Inishannon	This site comprises wetland and woodland (Shippool Wood). Habitats. Hairstreak Butterfly has been recorded in the woodlands.
1537	Rosnashunsoge	The site comprises a wet, grazed, trampled field which supports a population of the rare and protected plant species Irish St. John's-wort ( <i>Hypericum canadense</i> ). This species only occurs in two areas in Ireland, namely north-east of Glengarriff and around Lough Mask Co. Mayo.
1547	Castletownshend	Woodland site supports a population of the protected Killarney Fern.
1561	Awbeg Valley (Castletownroche)	This site incorporates a 3km stretch of the Awbeg River and includes an area of dry broad-leaved woodland with an interesting plant community. The site forms part of the Blackwater River Special Area of Conservation.
1740	Bandon Valley Above Inishannon	This site is of value for the occurrence of semi-natural woodland. Species associated with the site include: Oak woodland <ul style="list-style-type: none"> <li>• Otter (<i>Lutra lutra</i>)</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>• Grey Heron (<i>Ardea cinerea</i>)</li> <li>• Sparrowhawk (<i>Accipiter nisus</i>)</li> <li>• Jay (<i>Garrulus glandarius hibernicus</i>)</li> <li>• Woodcock (<i>Scolopax rusticola</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
1793	Blackwater Valley (Ballincurrig Wood)	This is a Willow Alder woodland located 1km east of Killavullen on the Blackwater River. The site supports the rare and protected species Starred Wood-sedge ( <i>Carex depauperata</i> ).
1794	Blackwater Valley (Kilcummer)	This pNHA is located along a 2km stretch of the banks of the Blackwater River west of Ballyhooley. The site supports an area of wet woodland (Alder and Willow). It also supports marsh habitat along the edge of the river. The site forms part of the Blackwater River Special Area of Conservation.
1795	Blackwater Valley (Killathy Wood)	This 1km long site is situated along the north bank of the Blackwater, 1.5km east of Ballyhooley. It is a woodland dominated by Ash ( <i>Fraxinus excelsior</i> ) with some Oak ( <i>Quercus petraea</i> ) and Scot's pine ( <i>Pinus sylvestris</i> ). Elm ( <i>Ulmus</i> species) were present in the wood but many have been killed by Dutch Elm disease. The site forms part of the Blackwater River Special Area of Conservation.
1796	Blackwater Valley (Cregg)	This pNHA is situated in the south of the River Blackwater channel, 3km west of Fermoy town, County Cork. It comprises dry deciduous woodland, lowland dry grassland, the river channel, scrub and mixed woodland. The site forms part of the Blackwater River Special Area of Conservation.
1797	Blackwater Valley (the Beech Wood)	This site is situated in the Castle Hyde Estate, 0.5km west of Fermoy. It comprises both wet and dry deciduous woodland, the dominant species are Oak ( <i>Quercus petraea</i> ) and Beech ( <i>Fagus sylvatica</i> ). There is a good ground flora and many woodland birds, the wood also provides cover and seclusion for otters ( <i>Lutra lutra</i> ) and other mammals. The site forms part of the Blackwater River Special Area of Conservation.
1826	Currakeal	The site comprises a grazed, poached peaty grassland which supports a population of the rare and protected plant species Irish St. John's-wort ( <i>Hypericum canadense</i> ). This species only occurs in two areas in Ireland, namely north-east of Glengarriff and around Lough Mask Co. Mayo.
1829	Ballinaltig Beg Pond	This site comprises a small pond within an area of agricultural grassland. The site has been recorded as supporting protected plant - Golden Dock ( <i>Rumex maritimus</i> ).
1854	Boylegrove Wood	This site comprises a small deciduous woodland which is part of an old estate with Sessile Oak ( <i>Quercus petraea</i> ) and Downy Birch ( <i>Betula pubescens</i> ).
1873	Derryclogher (Knockboy) Bog	The main conservation interest of the site is the active mountain blanket bog, an EU Habitats Directive Annex I priority habitat. The bogs occur as a complex mosaic with other upland habitats, namely grassland, heath, stream flushes and exposed rock. The



Site Code	pNHA Site Name	Features of Interest
1879		site shares its boundaries with the Derryclogher (Knockboy) Bog SAC.
	Glanmore Bog	<p>This pNHA is of conservation interest for its active blanket bog, an EU Habitats Directive Annex I priority habitat. One of the most important areas is a small hanging valley bog situated between the meanders of a mountain stream. Wet heath is the dominant habitat at the site and often occurs in association with upland grassland, exposed rock, bog and dry heath. The heath is dominated by Purple Moor-grass (<i>Molinia caerulea</i>), with ericoid species, such as Heather and Cross-leaved Heath (<i>Erica tetralix</i>), being relatively scarce. Glenbeg Lough, an oligotrophic (nutrient-poor) lake, represents another EU Habitats Directive Annex I habitat. Floating river vegetation, a habitat that is listed on Annex I of the EU habitats Directive is found in two rivers in the site. The site is also important for the following species:</p> <ul style="list-style-type: none"> <li>• Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>)</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>)</li> <li>• Killarney Fern (<i>Trichomanes speciosum</i>)</li> </ul> <p>The site overlaps the Glanmore Bog SAC</p>
1886	Ballagh Bog	Situated on the Cork Kerry border near Gougane Barra, this site supports upland habitats and associated species.
1890	Mullaghanish Bog	Mullaghanish Bog is a small, good-quality mountain blanket bog, a priority habitat listed on Annex II of the EU Habitats Directive. Mullaghanish Bog Special Area of Conservation is found within this site.
1966	Minane Bridge Marsh	This site comprises the narrow Ringabella estuary incorporating flooded wet fields supporting marsh vegetation and colonising woodland. The site is important for birds, butterflies and other insects.
1977	Sheelane Island	This is a small rocky island in Bantry Bay which supports breeding populations of Herring Gull ( <i>Larus argentatus</i> ) and Cormorant ( <i>Phalacrocorax carbo</i> ).
1978	Ballycotton Islands	<p>The primary interest of these islands is the breeding sea bird populations. The islands support populations of</p> <ul style="list-style-type: none"> <li>• Herring Gull (<i>Larus argentatus</i>)</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>)</li> <li>• Fulmar (<i>Fulmarus glacialis</i>)</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>)</li> </ul>

Site Code	pNHA Site Name	Features of Interest
1979		<ul style="list-style-type: none"> <li>Shelduck (<i>Tadorna tadorna</i>)</li> </ul> <p>Small numbers of Grey Seal (<i>Halichoerus grypus</i>) are regularly seen in the sea surrounding the islands.</p>
	Monkstown Creek	<p>The area is of value because its mudflats provide an important feeding area for waterfowl including: Shelduck, Teal, Redshank and Dunlin. The pNHA also supports a Cormorant roosting site.</p> <p>The site forms part of Cork Harbour SPA.</p>
1985	Kilkinnikin	This site comprises an area of heath habitat which supports the rare and protected plant species Betony ( <i>Stachys officinalis</i> ).
1986	Garinish Point	<p>This coastal headland side supports breeding populations of</p> <ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>)</li> <li>Chough (<i>Pyrhocorax pyrrhocorax</i>)</li> </ul> <p>It lies within the Beara Peninsula SPA (4155)</p>
1987	Cuskinny Marsh	This is a small brackish lake site located on the Great Island, east of Cobh. The site is of value for its associated wet woodland and wetland habitats and for the associated wetland bird species.
1990	Owenboy River	This site forms part of Cork Harbour SPA. It supports a range of wetland habitats and is an important overwintering area for a range of wetland bird species including and Dunlin, Redshank and Curlew.
2036	Ballyhoura Mountains	This site consists of wet heath occurring in mosaic with blanket bog and dry heath. These three habitats are Annex I habitat under the EU Habitats Directive.
2037	Carrigeenamronety Hill	The site is on eastern edge Ballyhoura mountains which straddles the border of counties Cork and Limerick. It is important site because it contains a good population of the rare and protected Killarney Fern, a species listed on Annex II of the E.U. Habitats Directive.
2049	Domestic Building Near Glengarriff	This site is used as a hibernation site by lesser horseshoe bats ( <i>Rhinolophus hipposideros</i> )
2050	Cregg Castle	Nursery Roost for Daubenton's Bat ( <i>Myotis daubentonii</i> )
2086	Ballintlea Wood	This site supports a fine example of a deep, wooded ravine with Oak ( <i>Quercus</i> spp.), Ash ( <i>Fraxinus excelsior</i> ), Hazel ( <i>Corylus avellana</i> ) and Birch ( <i>Betula</i> spp.).

Site Code	pNHA Site Name	Features of Interest
2097	Convamore, Ballyhooly (Near Fermoy)	Nursery roost for Daubenton's Bat ( <i>Myotis daubentonii</i> )
2099	Carriganass Castle, Near Kealkill	Nursery roost for Daubenton's Bat ( <i>Myotis daubentonii</i> )

# **Appendix D: Protected Species**

Protected and Rare Plant Species Occurring in Cork and Red Listed Plant Species

Species	Scientific name	EU Habitats Directive	Flora Protection Order, 2015	Red Book Data
<b>Flowering Plants</b>				
Orange Foxtail	<i>Alopecurus aequalis</i>		✓	
Starved Wood-sedge	<i>Carex depauperata</i>		✓	Rare
Lesser Centaury	<i>Centaureum pulchellum</i>		✓	Vulnerable
Slender Cottongrass	<i>Eriophorum gracile</i>		✓	Rare
Small Cudweed	<i>Filago minima</i>			Rare
Little Robin	<i>Geranium purpureum</i>			Vulnerable
Round-leaved Crane's-bill	<i>Geranium rotundifolium</i>			Vulnerable
Meadow Barley	<i>Hordeum secalinum</i>		✓	Vulnerable
Irish St John's-wort	<i>Hypericum canadense</i>			Rare
Sea Pea	<i>Lathyrus japonicus</i>		✓	Data Deficient
Mudwort	<i>Limosella aquatica</i>		✓	Rare
Hairy Bird's-foot-trefoil	<i>Lotus subbiflorus</i>		✓	Rare
Pennyroyal	<i>Mentha pulegium</i>		✓	Vulnerable
Recurved Sandwort	<i>Minuartia recurva</i>		✓	Rare
Weasel's-snout	<i>Misopates orontium</i>			Vulnerable
Green-winged Orchid	<i>Orchis morio</i>			Vulnerable
Bird's-foot Trefoil	<i>Ornithopus perpusillus</i>			Rare
Greater Broomrape	<i>Orobanche rapum-genistae</i>			Rare
Tufted Salt-marsh Grass	<i>Puccinellia fasciculata</i>		✓	Rare
Golden Dock	<i>Rumex maritimus</i>			Rare
Wild Clary	<i>Salvia verbenaca</i>			Rare
Annual Knawel	<i>Scleranthus annuus</i>		✓	

Species	Scientific name	EU Habitats Directive	Flora Protection Order, 2015	Red Book Data
Kerry Lily	<i>Simethis planifolia</i>		✓	Vulnerable
Irish (Drooping) Lady's Tresses	<i>Spiranthes romanzoffiana</i>		✓	Rare
Betony	<i>Stachys officinalis</i>		✓	Vulnerable
Spotted Rock-rose	<i>Tuberaria guttata</i>			Rare
Pale Dog-violet (Pale Heath-violet)	<i>Viola lactea</i>		✓	Vulnerable
<b>Ferns and fern allies</b>				
Lanceolate Spleenwort	<i>Asplenium obovatum</i>		✓	Rare
Fir Clubmoss	<i>Huperzia selago</i>	Annex V		
Marsh Clubmoss	<i>Lycopodiella inundata</i>	Annex V	✓	Rare
Killarney Fern	<i>Trichomanes speciosum</i>	Annex II & IV	✓	
<b>Bryophytes</b>				
	<i>Orthotrichum pallens</i>			
Spruce's Bristle-moss	<i>Orthotrichum sprucei</i>		✓	
	<i>Orthotrichum stramineum*</i>			
	<i>Plagiochila atlantica</i>			
	<i>Tortula wilsonii</i>		✓	
	<i>Sphagnum</i> (Mosses) 22 <i>Sphagnum</i> species recorded within Co Cork	Annex V		

Protected Animal Species (other than Birds) Occurring in Cork

Species	Scientific name	EU Habitats Directive	Wildlife Act	Red Data Book	Bonn Convention	Bern Convention
<b>Mammals</b>						
Hedgehog	<i>Erinaceus europaeus</i>		✓	✓		Appendix III
Pygmy Shrew	<i>Sorex minutus</i>		✓	✓		Appendix III
Irish Hare	<i>Lepus timidus hibernicus</i>	Annex V	✓	✓		Appendix III
Red Squirrel	<i>Sciurus vulgaris</i>		✓			
Pine Marten	<i>Martes martes</i>	Annex V	✓	✓		Appendix III
Irish Stoat	<i>Mustela erminea hibernica</i>		✓			Appendix III
Badger	<i>Meles meles</i>		✓	✓		Appendix III
Otter	<i>Lutra lutra roensis</i>	Annex II & IV	✓	✓		Appendix II
Red Deer	<i>Cervus elaphus</i>		✓			
Sika Deer	<i>Cervus nippon</i>		✓			
Fallow Deer	<i>Dama dama</i>		✓			
Lesser Horseshoe Bat	<i>Rhinolophus hipposideros</i>	Annex II & IV	✓	✓	Appendix II	Appendix II
Whiskered Bat	<i>Myotis mystacinus</i>	Annex IV	✓		Appendix II	Appendix II
Brandt's Bat	<i>Myotis brandti</i>	Annex IV	✓		Appendix II	Appendix II
Daubenton's Bat	<i>Myotis daubentoni</i>	Annex IV	✓	✓	Appendix II	Appendix II
Common Pipistrelle Bat	<i>Pipistrellus pipistrellus</i>	Annex IV	✓	✓	Appendix II	Appendix III
Soprano Pipistrelle Bat	<i>Pipistrellus pygmaeus</i>	Annex IV	✓	✓	Appendix II	Appendix II
Nathusius Pipistrelle Bat	<i>Pipistrellus nathusii</i>	Annex IV	✓	✓	Appendix II	Appendix II
Leisler's Bat	<i>Nyctalus leisleri</i>	Annex IV	✓	✓	Appendix II	Appendix II
Brown Longeared Bat	<i>Plecotus auritus</i>	Annex IV	✓	✓	Appendix II	Appendix II
Natterer's Bat	<i>Myotis nattereri</i>	Annex IV	✓		Appendix II	Appendix II
Grey Seal	<i>Halichoerus grypus</i>	Annex II & IV	✓			
Common Seal	<i>Phoca vitulina</i>	Annex II & IV	✓			

Species	Scientific name	EU Habitats Directive	Wildlife Act	Red Data Book	Bonn Convention	Bern Convention
Bottlenose Dolphin	<i>Tursiops truncatus</i>	Annex II & IV	✓			
Harbour Porpoise	<i>Phocoena phocoena</i>	Annex II & IV	✓			
<b>Reptiles</b>						
Common Lizard	<i>Lacerta vivipara</i>		✓			
<b>Amphibians</b>						
Common Frog	<i>Rana temporaria</i>	Annex V	✓	✓	Appendix III	
Common Newt	<i>Triturus vulgaris</i>		✓			
<b>Crustaceans</b>						
White-clawed Crayfish	<i>Austropotamobius pallipes</i>	Annex II, IV & V	✓			
<b>Insects</b>						
Marsh Fritillary	<i>Euphydryas aurinia</i>	Annex II				
<b>Molluscs</b>						
Freshwater Pearl Mussel	<i>Margaritifera margaritifera</i>	Annex II, IV & V	✓			
Kerry Slug	<i>Geomalacus maculosus</i>	Annex II & IV	✓			
<b>Fish</b>						
River Lamprey	<i>Lampetra fluviatilis</i>	Annex II, IV & V		✓		
Brook Lamprey	<i>Lampetra planeri</i>	Annex II & IV		✓		
Sea Lamprey	<i>Petromyzon marinus</i>	Annex II & IV		✓		
Allis Shad	<i>Alosa alosa</i>	Annex II, IV & V		✓		Appendix III
Twaite Shad	<i>Alosa fallax</i>	Annex II, IV & V		✓		Appendix III
Atlantic Salmon	<i>Salmo salar</i>	Annex II, IV & V		✓		Appendix III
Smelt	<i>Osmerus eperlanus</i>			✓		



**Bird Species of Conservation Concern and Special Conservation Significance Occurring in Cork**

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Arctic Tern	<i>Sterna paradisaea</i>	✓	Amber List	Summer visitor, coastal breeding bird.	
Balearic Shearwater	<i>Puffinus mauretanicus</i>		Red List		
Bar-tailed Godwit	<i>Limosa lapponica</i>	✓	Amber List	Common winter visitor, Migratory, wintering wader.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Courtmacsherry Bay SPA
Barn Owl	<i>Tyto alba</i>		Red List	Has undergone major declines; Co. Cork is a stronghold with circa 25 breeding sites.	
Bewick's Swan	<i>Cygnus columbianus bewickii</i>	✓	Red List	Winter visitor; e.g. scarce since mid 1990's.	
Black-headed Gull	<i>Larus ridibundus</i>		Red List	Common and widespread.	Ballymacoda Bay SPA, Cork Harbour SPA, Courtmacsherry Bay SPA
Black-necked Grebe	<i>Podiceps nigricollis</i>		Red List	Lower Cork Harbour during winter.	
Black-tailed Godwit	<i>Limosa limosa</i>		Amber List	Winter visitor. Estuaries, international important numbers occur at e.g. Cork Harbour, Clonakilty Bay.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Clonakilty Bay SPA, Blackwater Callows SPA, Courtmacsherry Bay SPA
Black Guillemot	<i>Cephus grylle</i>		Amber List	Has undergone major declines; Co. Cork is a stronghold with circa 25 breeding sites.	
Brent Goose	<i>Branta bernicla hrota</i>		Amber List	Winter visitor e.g. Ballycotton Bay, Courtmacsherry Bay.	

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Chough	<i>Pyrrhocorax pyrrhocorax</i>	✓	Amber List	Coastal resident, cliffs, headlands and islands. Distribution is west of the country.	Beara Peninsula SPA, Sheep's Head to Toe Head SPA, Galley Head to Duneen Point SPA, Seven Heads SPA
Common Gull	<i>Larus canus</i>		Amber List	Common during winter; breeding status unknown.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Cork Harbour SPA, Courtmacsherry Bay SPA
Common Scoter	<i>Melanitta nigra</i>		Red List	Small groups may be seen on passage during autumn. Scarce in winter.	
Common Tern	<i>Sterna hirundo</i>	✓	Amber List	Summer visitor, breed in Cork Harbour.	Cork Harbour SPA
Coot	<i>Fulica atra</i>		Amber List	Uncommon breeding species.	The Gearagh SPA
Cormorant	<i>Phalacrocorax phalacrocorax</i>		Amber List	Widespread, rivers, lakes and coastal.	Cork Harbour SPA, Sovereign Islands SPA
Corncrake	<i>Crex crex</i>	✓	Red List		
Curlew	<i>Numenius arquata</i>		Red List	Common winter visitor. Small breeding numbers.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Clonakilty Bay SPA, Courtmacsherry Bay SPA
Cuckoo	<i>Cuculus canorus</i>		Green List	Summer visitor. Declined in recent years.	
Dunlin	<i>Calidris alpina</i>		Red List	Common winter visitor, estuaries and bays.	Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Clonakilty Bay SPA, Courtmacsherry Bay SPA
Fulmar	<i>Fulmarus glacialis</i>		Green List		Beara Peninsula SPA
Gannet	<i>Morus bassanus</i>		Amber List	Coastal waters; breeds on Bull Rock.	The Bull and the Cow Rocks
Goldcrest	<i>Regulus regulus</i>		Amber List		

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Goldeneye	<i>Bucephala clangula</i>		Red List	Locally common winter visitor.	
Golden Plover	<i>Pluvialis apricaria</i>	✓	Red List	Common winter visitor e.g. Rosscarbery & Courtmacsherry Bays.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Courtmacsherry Bay SPA
Grasshopper Warbler	<i>Locustella naevia</i>		Green List	Uncommon breeding species.	
Great Black-backed Gull	<i>Larus marinus</i>		Amber List		
Great Crested Grebe	<i>Podiceps cristatus</i>		Amber List	Winter visitor e.g. Cork Harbour, uncommon elsewhere.	Cork Harbour SPA
Great Northern Diver	<i>Gavia immer</i>	✓	Amber List	Winter visitor, coastal waters. Courtmacsherry Bay.	Courtmacsherry Bay SPA
Greenfinch	<i>Chloris chloris</i>		Amber List		
Greenland White-fronted Goose	<i>Anser albifrons flavirostris</i>	✓	Amber List	Winter visitor; scarce other than small numbers at kilcolman Bog Nature Reserve & SPA.	
Grey Heron	<i>Ardea cinerea</i>		Green List		Cork Harbour SPA
Grey Plover	<i>Pluvialis squatarola</i>		Amber List	Common winter visitor. Estuaries and bays.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Cork Harbour SPA
Grey Wagtail	<i>Motacilla cinerea</i>		Red List		
Guillemot	<i>Uria aalga</i>		Amber List	Breeding species; Old Head of Kinsale largest colony in county.	Old Head of Kinsale SPA
Hen Harrier	<i>Circus cyaneus</i>	✓	Amber List	Cork holds approx 20% of national population. e.g. Mullaghareirks, Nagles, Ballyhouras and Boggeraghs. Population stable but possible decline in east.	Stacks to Mullaghareirks, Mount Eagle Bog and West Limerick Hills SPA and Mullaghanish to Musheramore SPA

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Herring Gull	Larus argentatus		Red List		
House Martin	Delichon urbicum		Amber List		
House Sparrow	Passer domesticus		Amber List		
Jack Snipe	Lymnocyptes minimus		Amber List	Scarce winter visitor.	
Kestrel	Falco tinnunculus		Amber List		
Kingfisher	Alcedo atthis	✓	Amber List	Common & widespread along rivers, streams.	
Kittiwake	Rissa tridactyla		Amber List		Old Head of Kinsale SPA
Knot	Calidris canutus		Amber List	Common winter visitor. Estuaries and bays.	
Lapwing	Vanellus vanellus		Red List	Common winter visitor. Estuaries, bays and coastal grassland.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Courtmacsherry Bay SPA
Lesser Black-backed Gull	Larus fuscus		Amber List		Ballycotton Bay, Ballymacoda Bay SPA, Cork Harbour SPA
Linnet	Carduelis cannabina		Amber List		
Little Egret	Egretta garzetta	✓	Green List	Naturalised. Cork Harbour is the stronghold in Co Cork with 4 breeding sites.	
Little Grebe	Tachybaptus ruficollis		Amber List		Cork Harbour SPA
Mallard	Anas platyrhynchos		Green List		The Gearagh SPA
Meadow Pipit	Anthus pratensis		Red List		

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Merlin	Falco Columbarius	✓	Amber List	Difficult to survey and little information. Bird Atlas 2007-2011 may help provide important data. Suitable habitat has declined in recent years.	
Mute Swan	Cygnus olor		Amber List		
Nightjar	Caprimulgus europaeus	✓	Red List	Rare passage migrant.	
Oystercatcher	Haematopus ostralegus		Amber List		Cork Harbour SPA
Peregrine Falcon	Falco peregrinus	✓	Green List	Widespread. Dramatic declines in 1950's and 60's but has since recovered and now increasing.	Sheep's Head to Toe Head SPA
Pintail	Anas acuta		Red List	Winter visitor; localised - mainly Cork Harbour.	Cork Harbour SPA
Pochard	Aythya ferina		Red List	Winter visitor. Localised.	
Puffin	Fratercula arctica		Amber List		The Bull and the Cow Rocks
Razorbill	Alca torda		Amber List	Breeding species; Old Head of Kinsale largest in country.	
Red Grouse	Lagopus lagopus scoticus		Red List	Distribution restricted to North Cork mountains. Rare in Cork.	
Redpoll	Carduelis flammea		Green List	Locally common and winter visitor.	
Redshank	Tringa totanus		Red List	Common winter visitor. International important numbers found in e.g. Cork Harbour.	Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA
Reed Warbler	Acrocephalus scirpaceus		Amber List	Migratory, summer visitor. Only at Ballyvergan Marsh and Ballycotton.	
Red-breasted Merganser	Mergus serrator		Green List	Coastal waters, lakes; Cork Harbour, Courtmacsherry Bay.	Cork Harbour SPA, Courtmacsherry Bay SPA

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Red-throated Diver	<i>Gavia stellatus</i>	✓	Amber List	Passage migrant and winter visitor; coastal waters e.g. Ballycotton Bay, off Knockadoon Head.	
Ring Ouzel	<i>Turdus torquatus</i>		Red List		
Ringed Plover	<i>Charadrius hiaticula</i>		Green List		Ballycotton Bay SPA, Ballymacoda Bay SPA
Robin	<i>Erithacus rubecula</i>		Amber List		
Sanderling	<i>Calidris alba</i>		Green List		Ballymacoda Bay SPA
Sand Martin	<i>Riparia riparia</i>		Amber List	Common migratory summer visitor.	
Sandwich Tern	<i>Sterna sandvicensis</i>	✓	Amber List	Summer visitor; no recent breeding records.	
Shag	<i>Phalacrocorax aristotelis</i>		Amber List		
Shelduck	<i>Tadorna tadorna</i>		Amber List	Resident and widespread; breeds in small numbers in many areas.	Cork Harbour SPA, Clonakilty Bay SPA, Courtmacsherry Bay SPA
Short-eared owl	<i>Asio flammeus</i>	✓	Amber List	Winter visitor; coastal farmland and marshes.	
Shovler	<i>Anas clypeata</i>		Red List		Cork Harbour SPA, Kilcolman Bog SPA
Skylark	<i>Alauda arvensis</i>		Amber List	Uncommon breeding species, most likely declined but Bird Atlas 2007-2011 will provide important data. Lowland and coastal habitats most threatened.	
Snipe	<i>Gallinago gallinago</i>		Amber List	Widespread; breeding status unknown.	
Sooty Shearwater	<i>Puffinus griseus</i>		Red List	Common passage migrant late summer - autumn e.g. off Cape Clear, Galley Head.	

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
Sparrowhawk	Accipiter nisus		Amber List		
Spotted Flycatcher	Muscicapa striata		Amber List	Uncommon, woodland habitats; has declined significantly.	
Starling	Sturnus vulgaris		Amber List		
Stock Dove	Columba oenas		Amber List	Considered widespread but under-recorded.	
Stonechat	Saxicola torquata		Amber List	Relatively common.	
Storm Petrel	Hydrobates pelagicus	✓	Amber List	Summer visitor. Breeding species e.g. Bull and Cow Rocks, Fastnet Rock.	Bull and the Cow Rocks SPA
Swallow	Hirundo rustica		Amber List	Common summer visitor.	
Swift	Apus apus		Amber List		
Teal	Anas crecca		Amber List	Common winter visitor. Not known to breed.	Ballycotton Bay SPA, Ballymacoda Bay SPA, Cork Harbour SPA, Blackwater Callows SPA, Kilcolman Bog SPA, the Gearagh SPA
Tufted Duck	Aythya fuligula		Red List	Winter visitor e.g. Douglas Estuary.	
Turnstone	Arenaria interpres		Green List		Ballycotton Bay SPA, Ballymacoda Bay SPA
Water Rail	Rallus rallus		Green List	Localised breeding species.	
White-tailed Sea Eagle	Haliaeetus albicilla		Red List		
Whooper Swan	Cygnus cygnus	✓	Amber List	Winter visitor; e.g. Blackwater River and callows.	Blackwater Callows SPA, Kilcolman Bog SPA
Wigeon	Anas penelope		Red List	Common winter visitor. Not known to breed.	Ballymacoda Bay SPA, Blackwater Estuary SPA, Cork Harbour SPA, Blackwater Callows SPA, the

Species	Scientific name	Birds Directive	BoCCI (2014-2019)*	Habitat Notes	SPA sites
					Gearagh SPA, Courtmacsherry Bay SPA
Woodcock	<i>Scolopax rusticola</i>		Red List	Difficult to survey and probably overlooked.	
Yellowhammer	<i>Emberiza citrinella</i>		Red List	Locally common. More numerous in south and east of county.	

\*Birds of Conservation Concern in Ireland



**Appendix E:**  
**Alternatives Considered in**  
**Plan making process**

**Table E.1 Alternatives considered for Cork County Development Plan 2022-2028**

**Table key:**

- ✓ - achieves this criterion.
- ✗ - does not achieve these criteria.
- ? – uncertain

Plan Level		Realistic	Reasonable	Viable	Implementable	Comments
No.	Strategic Level					
1.	Avoid development in Blackwater Catchment	✗	✗	✗	✗	Issues in relation to emission limit values with regard to discharge from WWTPs to the Blackwater River catchment have been raised. In addition, the status of the main channel and potential impacts on the European designated species Freshwater Pearl Mussel are also a major concern. However, given that the Blackwater Catchment is of such a significant size and incorporates some of the larger settlements in North Cork such as Kanturk and Fermoy, and the RSES designated Key town of Mallow, it was not thought realistic to exclude all development within the catchment. In addition, the Blackwater is surrounded by some of the most valuable agricultural land in the County. It is understood that many agricultural practices can result in an increase in nutrients or silt entering a river which can be damaging to the ecology of the system. A greater understanding of the

**Table E.1 Alternatives considered for Cork County Development Plan 2022-2028**

**Table key:**

- ✓ - achieves this criterion.
- ✘ - does not achieve these criteria.
- ? – uncertain

Plan Level		Realistic	Reasonable	Viable	Implementable	Comments
						pressures within the catchment would be beneficial and alternative means of addressing the issue will be examined which may include stringent restrictions on certain types of development and mitigation measures. It was not considered viable to exclude all types of development within the area, therefore this option has been ruled out as a viable alternative.
2.	Focus the majority of future development along existing Rail Lines – Metropolitan East Cork Corridor	✘	✓	?	?	It is thought that strategically targeting a large portion of growth within the rail corridor would be a viable component of certain alternatives. The long established planning strategy for the County has targeted significant levels of development to the rail corridor and investment in public infrastructure has followed suit. There is scope to target further growth to these areas to capitalise on this investment, however there are limiting factors including environmental, roads, and water services.
<b>No.</b>	<b>Spatial</b>					

**Table E.1 Alternatives considered for Cork County Development Plan 2022-2028**

**Table key:**

✓ - achieves this criterion.

✘ - does not achieve these criteria.

? – uncertain

Plan Level		Realistic	Reasonable	Viable	Implementable	Comments
1.	Consolidated Compact Growth, with a larger proportion of growth in a small number of larger settlements	✓	✓	✓	✓	In line with the NPF and RSES a focus on contained growth and reduced sprawl by targeting infill and brownfield lands in existing built-up areas; and sequential provision of infrastructure with some critical infrastructure in place to promote investment.
2.	Dispersed growth in large number of settlements	✘	✓	✘	?	This option is not in line with NPF or RSES goals. By spreading growth sporadically across the county the demand for necessary infrastructure provision would be compromised and not sustainable. In addition the cumulative impacts on elements of the environment such as biodiversity, landscape, water, air and climatic factors would be increased.
3.	Demand led growth (dispersed and settlement led approach for rural and urban areas)	✓	✘	✘	?	This would see development occur where the demand exists, while this may prove a natural progression for some settlements others may struggle where services or adequate infrastructure is not present. In turn this could lead to environmental impacts.

**Table E.1 Alternatives considered for Cork County Development Plan 2022-2028**

**Table key:**

- ✓ - achieves this criterion.
- ✗ - does not achieve these criteria.
- ? – uncertain

Plan Level		Realistic	Reasonable	Viable	Implementable	Comments
4.	Direct a large portion of growth to Carrigaline	✗	✗	✗	✗	This alternative element would conflicts with RSES and put a strain on current infrastructure. The option could be reassessed once the M28 has been progressed.
<b>No.</b>	<b>Within Plan</b>					
1.	MD level growth – demand based	✗	✗	✗	✗	To ensure balanced growth across the county this option would assume that growth and development should be distributed at a Municipal District level. However, this option presents issues with regard to continuity and assurance of growth as MD boundaries change on a regular basis. This would in turn have an impact for operational purposes and valid monitoring may also be an issue. For this reason Strategic Planning Areas (SPAs) were established which are based on Electoral Division boundaries, which also in turn correspond with the Central Statistics Office (CSO's) Small Area Population Statistics (SAPS). Therefore it is not considered a practical option to define growth by

**Table E.1 Alternatives considered for Cork County Development Plan 2022-2028**

**Table key:**

- ✓ - achieves this criterion.
- ✗ - does not achieve these criteria.
- ? – uncertain

Plan Level		Realistic	Reasonable	Viable	Implementable	Comments
						MD area and this option has been ruled out at this early stage.
2.	Allocation of growth to Strategic Planning Areas	✓	✓	✓	✓	There are four Strategic Planning Areas in the County; Cork County Metropolitan, Greater Cork Ring, North Cork and West Cork. The RSES prescribes the portion of growth that should be accommodated in the Metropolitan SPA but does not stipulate how the balance of growth should be allocated. Alternative ways to allocate this growth include a) proportionately according to their existing population (Census 2016) and b) proportionately according to their current population target to 2022. These options are discussed further in the sections that follow.
<b>No.</b>	<b>Settlement level</b>					
1.	Site Assessments	✓	✓	✓	✓	At settlement level this would prove to be a good option to follow. Assessing each zoned parcel of land and examining elements in relation to the each SEA Topic, as well as infrastructural capacity and

**Table E.1 Alternatives considered for Cork County Development Plan 2022-2028**

**Table key:**

- ✓ - achieves this criterion.
- ✗ - does not achieve these criteria.
- ? – uncertain

Plan Level		Realistic	Reasonable	Viable	Implementable	Comments
						connectivity with services would provide a comprehensive record from which decisions on growth can be made.

**SECTION 2:**

**STRATEGIC FLOOD RISK**

**ASSESSMENT**



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## 1.1 Introduction and Policy Background

### Introduction

- 1.1.1 Cork County Council is reviewing the Cork County Council Development Plan 2014-2020 (as varied) and preparing a new Cork County Development Plan 2022-2028.
- 1.1.2 The preparation of the Draft Plan is undergoing an appropriate level of Strategic Flood Risk Assessment (SFRA) in accordance with ‘The Planning System and Flood Risk Management Guidelines (including Technical Appendices)’ published by the Department of Environment Heritage and Local Government (DoEHLG) and the Office of Public Works (OPW) (2009) and the Department of the Environment, Community and Local Government Circular PL 2/2014.
- 1.1.3 The SFRA is an ongoing process, alongside the Plan preparation process, and will be updated to consider, for example, any new information including receipt of updated mapping (such as second cycle of Preliminary Flood Risk Mapping) or any future changes to the Draft Plan on foot of submissions. **It is the intention of Cork County Council to update the SFRA following publication of the Draft Plan and incorporate National Indicative Fluvial Mapping made available by the OPW in March 2021. The current SFRA does not currently account for pluvial flooding and it is also intended to address this gap as part of the updated SFRA. Once the updated mapping forms part of the SFRA, the relevant Justification Tests will be applied in full in situations where this may be required.**
- 1.1.4 The Guidelines state that a plan at county level will not normally have to undertake detailed flood risk assessment involving the production of a flood risk map for all watercourses or coastal frontage. In general, the guidelines state that this will only be necessary if it is intended to zone land for development or identify the location of future strategic infrastructure within flood risk areas. The Guidelines state that where flooding is not a major issue in the location of new development, as will be the case in many county development plans, a less detailed approach will be required than in core urban areas with high development pressures and significant flood risk issues.

1.1.5 Therefore, in accordance with the guidelines, this SFRA will provide more detailed information on the spatial distribution of flood risk, including details of how the sequential approach should be applied in key settlements and where it will be necessary to apply the Justification Test.

1.1.6 This assessment should be read in conjunction with the mapping of areas at risk of flooding in the network of settlements outlined in Volumes 3, 4 & 5 of the Draft Plan.

1.1.7 This SFRA was carried out in parallel with the Strategic Environment Assessment (SEA) process of the Draft plan.

## Legislative and Policy Framework

### EU Floods Directive

1.1.8 The European Directive 2007/60/EC on the assessment and management of flood risk aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU. The Directive requires Member States to:

- Carry out a Preliminary Flood Risk Mapping (PFRM) by 2011 in order to identify the river basins and associated coastal areas where potential significant flood risk exists (preliminary mapping was prepared and a list of Areas for Further Assessment finalised in 2012). (The second cycle of Preliminary Flood Risk Mapping (PFRM) for County Cork is anticipated shortly.
- Prepare flood extent maps for the identified areas (finalised in 2016 for inclusion in Flood Risk Management Plans – see below).
- Prepare flood risk management plans focused on prevention, protection and preparedness. These plans are to include measures to reduce the probability of flooding and its potential consequences. These Plans were adopted in 2018.

1.1.9 Implementation of the EU Floods Directive is required to be coordinated with the requirements of the EU Water Framework Directive and the current National River Basin Management Plan.

### National Flood Policy

1.1.10 Historically, flood risk management focused on land drainage for the benefit of agricultural improvement. With increasing urbanisation, the Arterial Drainage Act, 1945, was amended in 1995 to permit the Office of Public

Works (OPW) to implement localised flood relief schemes to provide flood protection for cities, towns and villages.

1.1.11 In line with changing national and international standards on how to manage flood risk most effectively and efficiently, a review of national flood policy was undertaken in 2003-2004. The review was undertaken by an Inter-Departmental Review Group, led by the Minister of State at the Department of Finance with special responsibility for the OPW. The Review Group prepared a report that was put to Government, and subsequently approved and published in September 2004 (Report of the Flood Policy Review Group, OPW, 2004).

1.1.12 The scope of the review included a review of the roles and responsibilities of the different bodies with responsibilities for managing flood risk, and to set a new policy for flood risk management in Ireland into the future. The adopted policy was accompanied by many specific recommendations, including:

- Focus on managing flood risk, rather than relying only flood protection measures aimed at reducing flooding;
- Taking a catchment-based approach to assess and manage risks within the whole-catchment context; and
- Being proactive in assessing and managing flood risks, including the preparation of flood maps and flood risk management plans.

#### National CFRAM Programme

1.1.13 The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive. The Programme is being implemented through CFRAM studies that have been undertaken for each of the river basin districts in Ireland.

1.1.14 The CFRAM Programme comprises three phases as follows:

- The Preliminary Flood Risk Assessment (PFRA) mapping exercise, which was completed in 2012;
- The CFRAM Studies and parallel activities, with Flood Risk Management Plans finalised in 2018; and
- Implementation and Review.

1.1.15 The Programme provides for three main consultative stages as follows:

- Consultation for the PFRA mapping that was adopted in 2012;
- Consultation for Flood Extent mapping, that was finalised in 2016 for inclusion in Flood Risk Management Plans; and
- Consultation for Flood Risk Management Plans, that were adopted in 2018.

1.1.16 The OPW is the lead agency for flood risk management in Ireland. The coordination and implementation of Government policy on the management of flood risk in Ireland is part of its responsibility. The European Communities (Assessment and Management of Flood Risks) Regulations 2010 (S.I. No. 122) identifies the Commissioners of Public Works as the ‘competent authority’ with overall responsibility for implementation of the Floods Directive 2007/60/EC. The OPW is the principal agency involved in the preparation of CFRAM Studies.

1.1.17 The first cycle of PFRM was published in 2011 and, in keeping with the need to be reviewed on a 6 year cycle, a second round of PFRA mapping is anticipated in the coming months. As part of the second round PFRA mapping, new National Indicative Fluvial Mapping (NIFM) has been prepared and was made available to Cork County Council in March 2021.

1.1.18 There are 3 River Basin Districts in County Cork. The South West CFRAMS covers the largest area but there are also some smaller areas of the County which are covered by the Shannon CFRAMS and the South East CFRAMS. 29 Flood Risk Management Plans for ‘Areas of Further Study’ (AFAs) were published by the OPW in 2019. There are River Basin Flood Risk Plans throughout the county which include the Lee, Cork Harbour & Youghal Bay River Basin, Bandon-Ilen River Basin, Dunmanus-Bantry-Kenmare River Basin, Munster Blackwater River Basin and Owenavorrhagh – Blackwater River Basin.

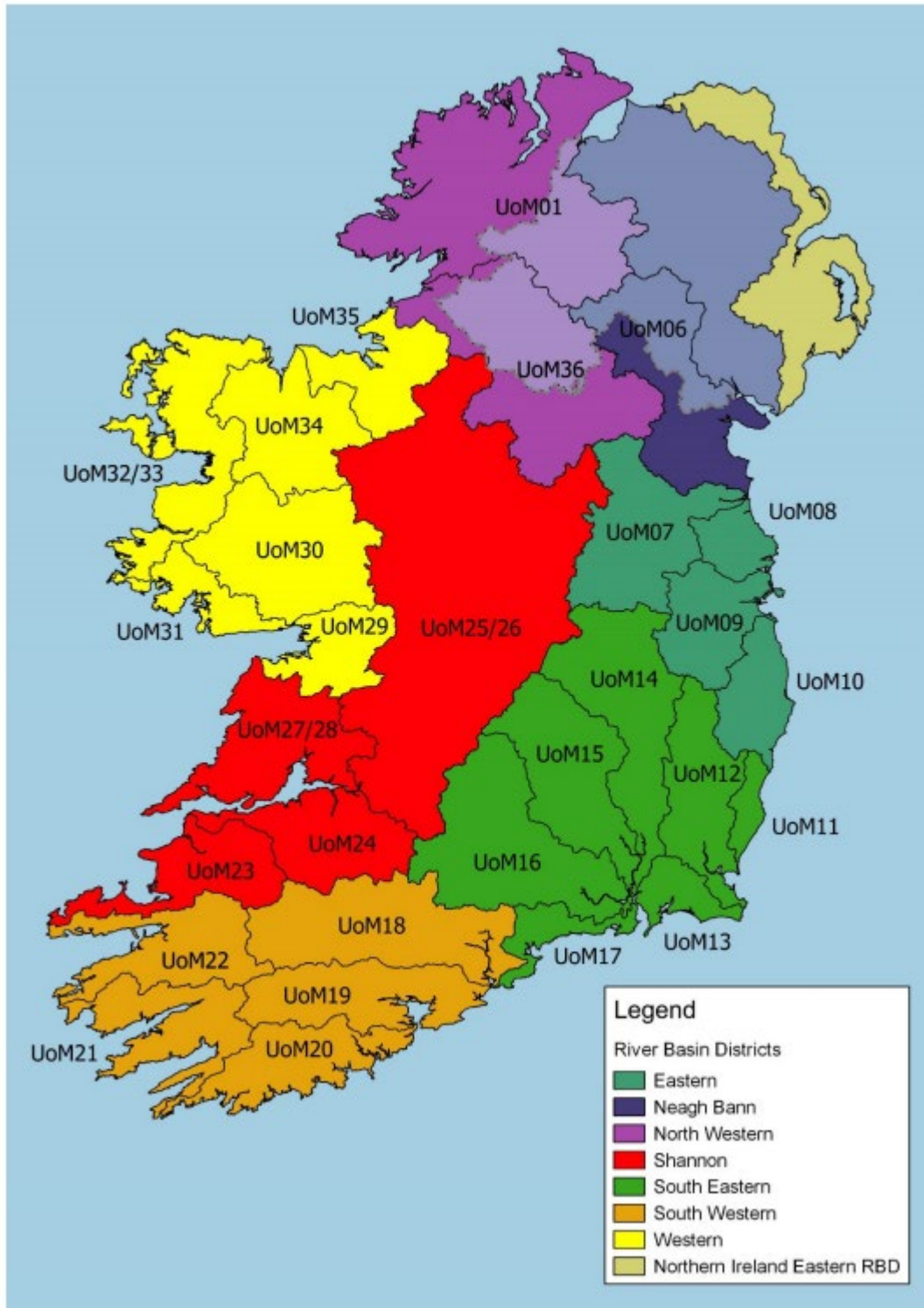


Figure 6.2.1: River Basin Districts (RBDs) and River Basin Units of Management (UoMs) in Ireland (Source: OPW)

## Flood Risk Management Guidelines

- 1.1.19 The Planning System and Flood Risk Management Guidelines (hereafter referred to as Guidelines or Flood Guidelines) were issued by the Minister of the Environment, Heritage and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to have regard to the Guidelines in carrying out their functions under the Planning Acts.
- 1.1.20 The purpose of the Guidelines is to ensure that, where relevant, flood risk is a key consideration for Planning Authorities in preparing development plans and local area plans and in the assessment of planning applications. The Guidelines state that the key principles planning authorities should adopt are, to avoid flood risk where possible, substitute less vulnerable uses where avoidance is not possible and mitigate and manage flood risk where avoidance and substitution are not possible.
- 1.1.21 The core objectives of the Guidelines are to:
- Avoid inappropriate development in areas at risk of flooding;
  - Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
  - Ensure effective management of residual risks for development permitted in floodplains;
  - Avoid unnecessary restriction of national, regional or local economic and social growth;
  - Improve the understanding of flood risk among relevant stakeholders; and
  - Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

## Process and Purpose of Strategic Flood Risk Assessment

- 1.1.22 The key principles of flood risk management set out in the flood Guidelines are to:
- Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
  - Substitute less vulnerable uses, where avoidance is not possible; and
  - Mitigate and manage the risk, where avoidance and substitution are not possible.
- 1.1.23 The Guidelines follow the principle that development should not be permitted in flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in lower risk areas that are consistent with the objectives of proper planning and sustainable development.

- 1.1.24 Development in areas that have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas that have lower flood risk. Most types of development would be considered inappropriate in areas that have the highest flood risk. Only water-compatible development such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation and essential transport infrastructure that cannot be located elsewhere would be considered appropriate in these areas.
- 1.1.25 The Guidelines identify the importance of including robust flood risk policies in the development plan and state the need for planning authorities to take all practicable steps to ensure the prior identification of any areas at risk of flooding.
- 1.1.26 Flood risk assessments can be undertaken at a range of scales relevant to the planning process which are:
- Regional (for regional planning guidelines);
  - Strategic (for city or county development plans or local area plans);
  - Site specific (for master plans and individual site planning applications).
- 1.1.27 The purpose of this SFRA is to provide a broad (area-wide) assessment of all types of flood risk to inform strategic land-use planning decisions for County Cork.
- 1.1.28 This SFRA also reviewed the text and policies in the Draft County Development Plan in relation to flooding and proposes changes and improvements where required.
- 1.1.29 The assessment and appraisal of flood risk in this plan adopted a staged approach in accordance with the recommendations outlined in the Guidelines.
- 1.1.30 The Guidelines provide comprehensive guidance on the incorporation of flood risk identification, assessment and management measures into the development plan and development management processes. This SFRA will need to reflect the broad, strategic nature of this County Development Plan and apply the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) at a strategic level.



1.1.31 Having regard to the provisions of the Guidelines and the requirements of the EU Floods Directive 2007, an assessment of flood risks has formally been taken into account in the preparation of this Draft County Development Plan.

#### Stages of the SFRA

1.1.32 The Flood Risk Management Guidelines recommend a staged approach to flood risk assessment that covers both the likelihood of flooding and the potential consequences. The stages of appraisal and assessment are:

- **Stage 1 - Flood Risk Identification:** to identify whether there may be any flooding or surface water management issues related to either the area of Regional Spatial and Economic Strategies, Development Plans and LAP's or a proposed development site that may warrant further investigation at the appropriate lower level plan or planning application levels.
- **Stage 2 - Initial flood risk assessment:** to confirm sources of flooding that may affect a Plan area or proposed development site, to appraise the adequacy of existing information and to scope the extent of the risk of flooding which may involve preparing flood zone maps. Where hydraulic models exist the potential impact of a development on flooding elsewhere and of the scope of possible mitigation measures can be assessed. In addition, the requirements of the detailed assessment are scoped.
- **Stage 3 - Detailed risk assessment:** to assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risk to a proposed or existing development or land to be zoned, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.

#### Flood Zones

1.1.33 Flood risk is an expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event. It is normally expressed in terms of the following relationship:

$$\text{Flood risk} = \text{Likelihood of flooding} \times \text{Consequences of flooding}$$

1.1.34 Likelihood of flooding is normally defined as the percentage probability of a flood of a given magnitude or severity occurring or being exceeded in any given year. For example, a 1% Annual Exceedance Probability (AEP) indicates the severity of a flood that is expected to be exceeded on average once in 100 years, i.e. it has a 1 in 100 (1%) chance of occurring in any one year.

1.1.35 Consequences of flooding depend on the hazards associated with the flooding (e.g. depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of people, property and

the environment potentially affected by a flood (e.g. the age profile of the population, the type of development and the presence and reliability of mitigation measures).

1.1.36 Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning.

1.1.37 There are three types of flood zones defined for the purposes of the Flood Guidelines:

- Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding<sup>2</sup>);
- Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- Flood Zone C – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all other areas that are not in zones A or B.

1.1.38 The Flood Guidelines summarise the planning implications of each of those flood zones as follows:

- **Zone A** – High probability of flooding. Most areas of the County that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in major urban or town centres, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.
- **Zone B** - Moderate probability of flooding. In most parts of the County this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, should only be considered in this zone if adequate sites are not available in Zone C, and subject to a flood risk assessment demonstrating that the risk can be appropriately managed.
- **Elsewhere** (referred to in the Guidelines as Flood Zone C) – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

1.1.39 Details of the requirements of the Flood Guidelines for land uses across each of the above flood zones is provided at Appendix A: Identification and Assessment of Flood Risk, of the Flooding Guidelines Technical Appendices

#### **Emerging Information and Disclaimer**

1.1.40 It is important to note that compliance with the requirements of the Flood Risk Management Guidelines is currently based on emerging and best available data at the time of preparing the assessment, including Flood Risk Management Plans, which will be updated on a cyclical basis as part of CFRAM activities. The SFRA process for the Draft Plan is ongoing and, as outlined in the introduction section at the start of this document, it is intended that the SFRA will be updated as relevant, including to take account of any Material Alterations that arise during the Plan-preparation process.

1.1.41 The SFRA does not account for pluvial flooding as this did not form part of the available flood mapping. It is intended to address as part of the updated SFRA process which will make use of new maps and methodology, after publication of the Draft Plan. Pluvial flooding is referred to in the SEA recommendations to the Draft Plan and identifies those sites where a pluvial issue applies so that this may be readily identified and addressed as part of the updated SFRA.

1.1.42 Following adoption of the Plan, information in relation to flood risk may be altered in light of future data and analysis, by, for example, the OPW, or future flood events. As a result, all landowners and developers are advised that Cork County Council and their agents can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands and buildings (including basements) in which they have an interest prior to making planning or development decisions.

1.1.43 Any future SFRA for the area will integrate other new and emerging data.

#### **Cork County Development Plan Settlement Strategy**

- 1.1.44 The County Development Plan is a strategic document which sets out the county settlement strategy, in accordance with the Core Strategy.
- 1.1.45 The Core Strategy for the County is prepared in line with guidance, strategies and policies at national and regional level. The main issues which faced the County in the preparation of this Core Strategy included; the overall planning strategy and climate change strategy, population, housing, placemaking, rural housing, retail development and town centres, transport and infrastructure, employment and economic growth, and biodiversity and environment. One of the key requirements for this County Development Plan is to demonstrate how its policies and objectives are consistent with meeting national and regional population targets.
- 1.1.46 There are four strategic planning areas in the county which are as follows; County Metropolitan Strategic Planning Area, Greater Cork Ring Strategic Planning Area; North Cork Strategic Planning Area and the West Cork Strategic Planning Area. The Network of Settlements identified in the Core Strategy includes the higher order settlements of the key towns of Mallow and Clonability as designated by the RSES, and the other Main Settlements in the County. The lower order settlements (Key Villages, West Cork Island Communities, Villages and Other Locations) have also been identified as part of the development plan. Figure 6.2.2 sets out the key elements of the Core Strategy and presents them on one diagrammatic map which draws together the strategic infrastructural assets of the County with its Settlement Hierarchy and also presents the different types of rural areas in the County, which are also set out in this plan.

#### **County Metropolitan Cork Strategic Planning Area:**

- 1.1.47 The County Metropolitan area, that is the part of the Cork MASP area that is within the functional area of Cork County Council as of the 31st of May, 2019, has a defined target growth in population of 20,000 people to 2026, derived from the RSES, which is ring-fenced so that this area can actively participate in the promotion of the MASP area. In order to align with the NPF and provisions for headroom for County Cork as outlined in the NPF Roadmap a portion of the additional 25% increase on the 2016-2026 overall population was applied to the County Metropolitan Strategic Planning Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long term strategic vision for Metropolitan Cork. In order to align with the operational period of this County Development Plan to 2028 two years growth was interpolated from the

2026-2031 Tranche as set out in the NPF and RSES resulting in a population growth target for the County Metropolitan area of 31,286 people to 2028.

**County Cork excluding the County Metropolitan Cork Strategic Planning Area:**

1.1.48 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 allowing the total of County Cork to grow by 45,000 people to 2026. This growth was apportioned to the individual strategic planning areas using similar percentages as demonstrated by their past and current targets and in this way, of the 25,000 additional population 52.6% was attributed to the Greater Cork Ring, 21.7% to the North and 25.6% to the West Strategic Planning Areas. Similar to the Metropolitan area, in order to align with the operational period of this County Development Plan to 2028 two years growth was interpolated from the 2026-2031 Tranche as set out in the NPF and RSES which lead to an overall growth for the Greater Cork Ring, North and West Strategic Planning Areas of 29, 628 people to 2028.

1.1.49 This exercise allowed for the disaggregation of the overall Strategic Planning Area level or sub County targets to achieve the strategic outcomes, policy direction and guidance from the NPF and the RSES to filter down to the settlement framework for Cork County, including an acknowledgement of NPO 9 and the importance of the County Cork MASP area and the Key Towns of Clonakilty and Mallow in performing at a rate of 30% or higher on their 2016 population.

1.1.50 In addition, a more detailed analysis at settlement level was undertaken of the population growth trends in the Medium Term (i.e. 10 years at least) at a settlement level in order to devise an evidence based settlement strategy for the County. The experienced rate of change in settlements is an important consideration in formulating proposals for future growth designations and subsequent zoning. This, coupled with a clear vision and Active Land Management Planning (including Commencement Data) has led to the formulation of key target population for each Main Town in the County.

**Greater Cork Ring Strategic Planning Area:**

1.1.51 A need to adjust the County's population targets in previous plans arose primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the past two decades. The

new population target proposed for the Greater Cork Ring is based upon a strengthening of the Ring Towns acting in concert to support the Cork Metropolitan Area.

1.1.52 All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: renewal of town centres, encouraging better housing mix, and by prioritising coordinated investment in infrastructure which needs to be provided.

1.1.53 Also, where the rate of rural housing development threatens to undermine the settlement network, this plan sets out to provide continued improved management for this type of development focussing on the needs of rural communities.

#### **West and North Cork Strategic Planning Areas**

1.1.54 In these Strategic Planning Areas this plan aims to support the delivery of residential development to support population growth backed up by increased employment opportunities to support strong urban and rural communities.

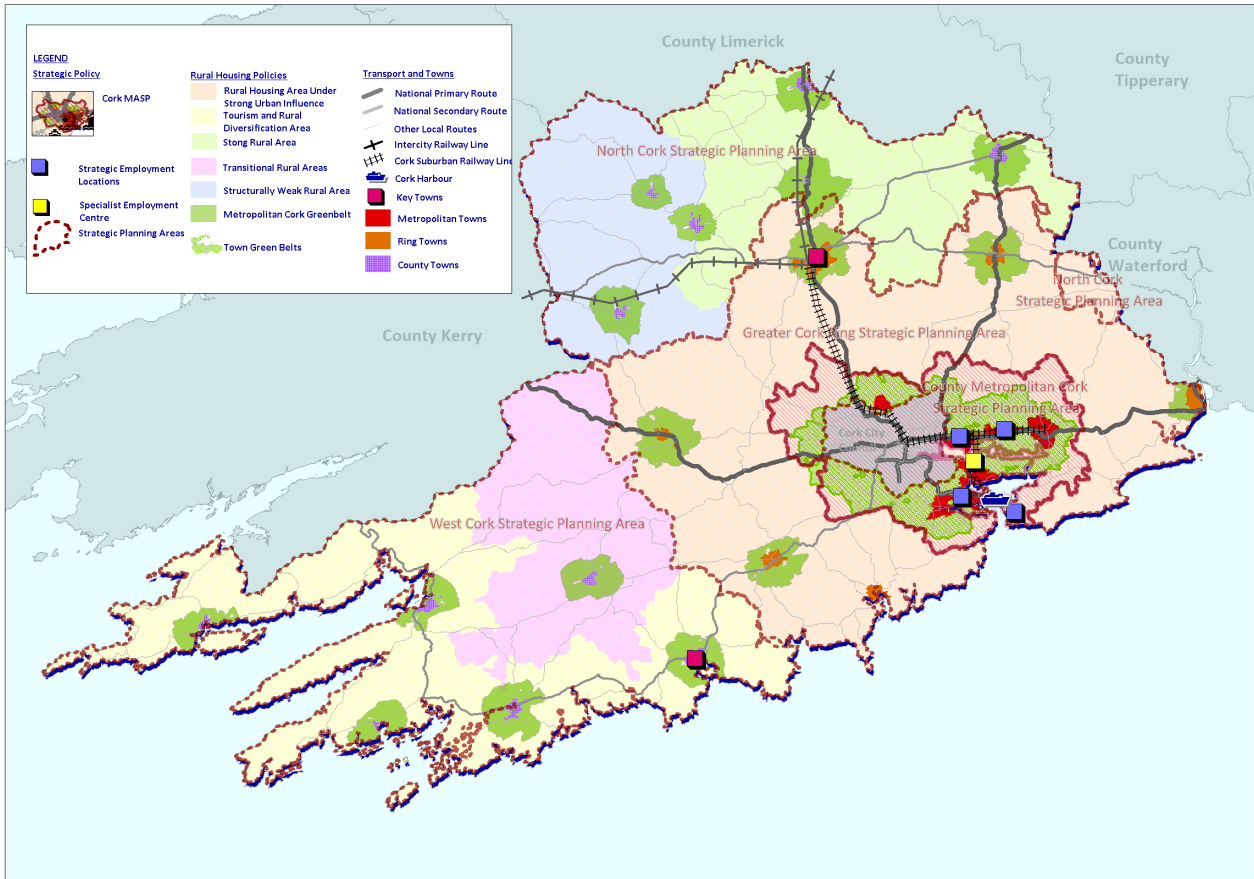


Figure 6.2.2: Core Strategy Diagram

## 1.2 Stage 1 Flood Risk Identification

### Stage 1 - Flood Risk Identification

1.2.1 The aim of this stage is to identify whether there may be any flooding or surface water management issues relating to the plan area that may warrant further investigation. This assessment examined a range of sources in order to establish the existence of flood risk in the plan area.

1.2.2 The following information sources were considered:

- Preliminary Flood Risk Mapping from the OPW (Second Cycle 2021);
- Preliminary Flood Risk Mapping from the OPW (First Cycle 2011);
- South Western CFRAM Study – Flood Risk Review Report (2012)  
([2201\\_REP\\_MM\\_Flood\\_Risk\\_Review\\_Report\\_FINAL.pdf](#));
- Flood Risk Management Plan for Lee, Cork Harbour & Youghal Bay River Basin (2018)  
([FRMP\\_Final2018\\_RiverBasin\\_19.pdf](#));
- Flood Risk Management Plan for the Bandon-Ilen River Basin (2018)  
([FRMP\\_Final2018\\_RiverBasin\\_20.pdf](#));
- Flood Risk Management Plan for the Dunmanus - Bantry - Kenmare River Basin (2018)  
([FRMP\\_Final2018\\_RiverBasin\\_21.pdf](#));
- Flood Risk Management Plan for the Blackwater (Munster) River Basin (2018)  
([FRMP\\_Final2018\\_RiverBasin\\_18.pdf](#));
- SFRA for the Cork County Development Plan 2014-2020, 2014;
- SFRA's for the Local Area Plan's 2017-2023, 2017; and
- Regional Flood Risk Assessment for the Southern Regional Spatial and Economic Strategy, 2019.

1.2.3 The County is vulnerable to the following sources of flooding:

- Coastal flooding from tidal surge,
- Fluvial flooding from rivers,
- Pluvial flooding from intense rainfall,
- Groundwater flooding.

### Sources of Flooding

1.2.4 This SFRA has primarily reviewed flood risk from fluvial (and tidal where relevant) sources. Flood risks from pluvial and groundwater sources or from drainage systems, reservoirs, and canals and other artificial or man-made systems have not been considered in detail in this study and such risks will need to be assessed at the project stage.



- 1.2.5 This approach has been adopted for two main reasons. Firstly, the review of flooding in the County shows rivers to be the most common source of damage and it is this source of flooding that has been considered in the process. Other sources of flooding are considered to present a lesser risk but should be considered at the planning application stage. Secondly, Flood Zones in the 'Planning System and Flood Risk Management' are defined based on fluvial, and where appropriate, tidal flood risk.

### Fluvial Flooding

- 1.2.6 Flooding of watercourses is associated with the exceedance of channel capacity during higher flows. The process of flooding on watercourses depends on a number of characteristics associated with the catchment including geographical location and variation in rainfall, steepness of the channel and surrounding floodplain and infiltration and rate of runoff associated with urban and rural catchments. There are two main catchment types – large and relatively flat or small and steep, the two giving two very different responses during very large rainfall events.
- 1.2.7 In larger, relatively flat catchment, flood levels will rise slowly and natural floodplains may remain flooded for several days, acting as the natural regulator of the flow. In small, steep catchments, local intense rainfall can result in the rapid onset of deep and fast-flowing flooding with little warning. Such 'flash' flooding, which may only last a few hours, can cause considerable damage and possible threat to life.
- 1.2.8 The form of the floodplain, either natural or urbanised, can influence flooding along watercourses. The location of buildings and roads can significantly influence flood depths and velocities by altering flow directions and reducing the volume of storage within the floodplain. Critical structures such as bridge and culverts can also significantly reduce capacity creating pinch points within the floodplain. These structures are also vulnerable to blockage by natural debris within the channel or by fly tipping and waste.

### Other Sources of Flooding

- 1.2.9 Other sources of flooding including pluvial, ground water, drainage systems and reservoirs are detailed below. Risks from these sources have not been specifically considered in the Strategic Flood Risk Assessment undertaken at this stage for the Municipal District's and need to be addressed at the planning application stage.

As outlined, it is intended that risks from pluvial flooding will be considered as part of an updated SFRA process for the Draft Plan.

- **Pluvial Flooding:** Pluvial flooding is a result of rainfall generated overland flows of water. Flooding of land from surface water runoff is usually caused by intense rainfall that may only last a few hours. The resulting water follows natural valley lines, creating flow paths along roads and through and around developments and ponding in low spots, which often coincide with fluvial floodplains in low lying areas.
- **Groundwater Flooding:** Groundwater flooding is caused by the emergence of water originating from underground and is particularly common in karstic landscapes. This can emerge from either point or diffuse locations. The occurrence of groundwater flooding is usually very local and unlike flooding from rivers and the sea, does not generally pose a significant risk to life due to the slow rate at which the water level rises. Flooding from Drainage Systems: Flooding from artificial drainage systems occurs when flow entering a system, such as an urban storm water drainage system, exceeds its discharge capacity, it becomes blocked or it cannot discharge due to a high-water level in the receiving watercourse. Sewer flooding problems will often be associated with regularly occurring storm events during which sewers and associated infrastructure can become blocked or fail.
- **Flooding from Reservoirs, Lakes and other Artificial Sources:** Reservoirs can be a major source of flood risk, as demonstrated in the 2009 flooding, when waters released from the Inniscarra Dam flooded sections of Cork City.

## 1.3 Stage 2 SFRA - Flood Risk Assessment

### Draft County Development Plan

- 1.3.1 Chapter 11 Water Management, Section 11.11, and specifically objectives WM 11-13 (Flood Plains and Wetlands), WM 11-14 (Flood Risks – Overall Approach) and WM 11-15 (Development in Flood Risk Areas) of the Draft County Development Plan outline the overall approach of Cork County Council to addressing flood risk within the settlement network and the rural areas of the County outside development boundaries.
- 1.3.2 In areas where there is a high probability of flooding - ‘Zone A’ - it is an objective of the Draft plan to avoid development other than ‘water compatible development’ as described in Section 3 of the Guidelines. In areas where there is a moderate probability of flooding - ‘Zone B’ - it is an objective of the Draft plan to avoid ‘highly vulnerable development’ described in section 3 of the Guidelines.
- 1.3.3 The first cycle PFRA released by the OPW are used as the basis for the flood risk assessment for each settlement identified in the settlement network. The Draft Development Plan in Volumes 3 North Cork, Volume 4 South Cork and Volume 5 West Cork, map these areas at risk of flooding. They are also available to view online at [www.corkcoco.ie](http://www.corkcoco.ie). With regard to specific settlements, the relevant Municipal District Chapters of the draft Development Plan include objectives, some of which relate to specific land parcels, giving effect to this overall approach to addressing flood risk in accordance with the guidelines.
- 1.3.4 The majority of towns, villages and smaller settlements have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas flooding can periodically occur following unusual weather or tidal events. It should be noted that the Draft Development Plan does not designate any new settlements.
- 1.3.5 The Draft Plan states that generally where proposals for new zoning significantly conflict with the ‘Indicative Flood Extent Maps’ they should not be included as zoned land unless the proposed use or development satisfied the ‘Justification Test for Development Plans’ set out on page 37 of the Ministerial Guidelines.

- 1.3.6 In line with the approach set out in the Ministerial Guidelines, areas ‘zoned’ for town-centre development comprise the main category of future development ‘zoning’ that often satisfy the requirements of the ‘Justification Test for development plans’. Development proposals in these ‘town-centre zonings’ will need to follow the procedures indicated in Paragraph 11.11.20 of the Draft County Development Plan at planning application stage with a view to developing appropriate flood-mitigation measures at the project stage.
- 1.3.7 Where land either subject to a specific zoning objective or otherwise located within the development boundary of a settlement, is affected by the ‘Indicative Flood Extent Maps’ in the draft Development Plan, a site specific detailed flood risk assessment is required at the project stage. Precautionary text was included in the specific zoning objectives highlighting the need for a detailed flood risk assessment to be carried out at project stage, where certain zonings were included in areas at risk of flooding. These issues are outlined in more detail in the following section which deals with flood risk and Development Management, Chapter 11 of this draft Plan and the Flood Risk Management Guidelines (including Technical Appendices) which outline the requirements of site-specific flood risk assessments (Stage 3) to be carried out at project stage.
- 1.3.8 Within areas not specifically identified by the plan as being at risk of fluvial or tidal flooding (i.e. within Zone C) a flood risk screening assessment may still be required to assess potential impact of development on adjoining flood Zones A or B, particularly with respect to surface water management. An assessment of the risk of other sources of flooding such as pluvial or ground water flooding may also be needed.
- 1.3.9 In relation to the impacts of climate change, the Draft County Development Plan has included policy measures which address the importance of ‘Climate Change Adaptation’, under objective CS 2-8 in Chapter 2: Core Strategy.
- 1.3.10 The individual chapters of the Draft Plan have also been prepared in a manner which has regard to the wider issue of Climate Change. The Draft Plan has included policies in Chapter 7: Marine, Coastal and Islands Rural, Coastal and islands which highlight the importance of protecting our coastal areas from the impacts of predicted sea level rise due to climate change – see Coastal Protection and Objective MCI 7-4. In addition, the importance of reducing and managing surface water run-off is addressed in Chapter 11 Water Management,

Section 11.10 of the Draft Plan, by ensuring that all new developments incorporate Sustainable Drainage Systems (SUDS).

<b>Table 6.2.1: Flood Risk by Main Settlements</b>					
	<b>Settlement Flood Zone A or B</b>				
<b>Settlement</b>	<b>Flood Risk</b>	<b>Residential</b>	<b>Employment</b>	<b>Town Centre</b>	<b>Special Policy Area</b>
<b>Fermoy MD</b>					
<b>Fermoy</b>	Yes	No	Yes	Yes	No
<b>Mitchelstown</b>	Yes	No	Yes	No	No
<b>Kanturk Mallow MD</b>					
<b>Mallow</b>	Yes	Yes	Yes	Yes	Yes
<b>Charleville</b>	Yes	No	Yes	Yes	No
<b>Kanturk</b>	Yes	No	Yes	Yes	No
<b>Buttevant</b>	Yes	No	No	Yes	Yes
<b>Newmarket</b>	Yes	No	Yes	No	No
<b>Carrigaline MD</b>					
<b>Carrigaline</b>	Yes	Yes	Yes	Yes	No
<b>Passage West</b>	Yes	No	No	Yes	Yes
<b>Cobh MD</b>					
<b>Carrigtwohill</b>	Yes	Yes	Yes	Yes	Yes
<b>Cobh</b>	Yes	No	Yes	Yes	Yes
<b>Little Island</b>	Yes	No	Yes	No	Yes
<b>Monard</b>	Yes	Yes	Yes	Yes	Yes
<b>East Cork MD</b>					
<b>Midleton</b>	Yes	Yes	Yes	Yes	Yes

<b>Youghal</b>	Yes	No	Yes	Yes	No
<b>Macroom MD</b>					
<b>Macroom</b>	Yes	Yes	Yes	No	No
<b>Millstreet</b>	Yes	Yes	Yes	Yes	Yes
<b>Bandon Kinsale MD</b>					
<b>Bandon</b>	Yes	Yes	No	Yes	Yes
<b>Kinsale</b>	Yes	No	No	Yes	No
<b>West Cork MD</b>					
<b>Clonakilty</b>	Yes	No	Yes	Yes	No
<b>Bantry</b>	Yes	Yes	Yes	Yes	Yes
<b>Skibbereen</b>	Yes	No	Yes	Yes	No
<b>Dunmanway</b>	Yes	No	Yes	Yes	No
<b>Castletownbere</b>	Yes	Yes	Yes	Yes	Yes
<b>Schull</b>	Yes	No	Yes	Yes	No
<b>Other Strategic Employment Locations</b>					
<b>Little Island</b>	Yes	No	Yes	No	Yes
<b>Ringaskiddy</b>	Yes	No	Yes	Yes	No

## **Municipal District SFRA Assessment**

1.3.11 The Draft Development Plan assessed the risk of flooding in every parcel of zoned land in the County. Tables for each Settlement summarise the risk of flooding in residential, employment, town centre and special policy area land-use zoning designations for each of the main settlements in the County and outlines the assessment criteria used where the Planning Authority zoned these sites for development.

## **Flood Risk Management Strategy**

1.3.12 The assessment and management of flood risks in relation to planned future development is an important element of sustainable development. The majority of towns, villages and smaller settlements have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas, flooding can periodically occur following unusual weather or tidal events.

1.3.13 Generally, the purpose of zoning is to indicate to property owners and members of the public the types of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

1.3.14 The approach adopted has generally been to

- Include, on the settlement maps, information on the areas at risk of flooding (extent of Flood Zones A and B),
- Avoid development in areas at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

1.3.15 In response to local circumstances, particularly where there may be some uncertainties in relation to flood risk data or where land has been zoned in a previous plan or planning permission has already been granted, the approach has been modified and lands have been zoned for development with a requirement that a detailed site specific flood risk assessment be carried out at the project stage. This is explained in more detail below.

## **The Approach to Zoning in Areas at Risk of Flooding**

1.3.16 Within the areas identified by the Indicative Flood Risk Mapping as being at risk (Zone A or B), all proposals for development will need to comply with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In this LAP, land use zoning objectives within the indicative Flood Risk Areas have been included in the plan where either:

- The land use zoning objective has been considered in the context of the “Development Plan Justification Test” set out in the Ministerial Guidelines;
- The zoning objective stemmed from a similar objective in a previous Plan and has been included in this Plan in order to facilitate the local verification of the indicative Flood Risk Maps at the project planning/planning application stage.

1.3.17 In the preparation of the Draft Development Plan, proposed zonings were generally assessed relative to the provisions of the Guidelines and the Justification Test for Development Plans as detailed in the Guidelines. The Justification Test is generally required in situations where the planning authority needs to consider future development in areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would otherwise be inappropriate. In such circumstances, all of the following criteria must be satisfied:

- a. the urban settlement is targeted for growth in the NPF, RSEs, or statutory plans defined under the provisions of the Planning and Development Act, 2000, as amended.
- b. the zoning is required to achieve the proper planning and sustainable development of an urban settlement and is:
  - Essential to facilitate the regeneration and/or expansion of the centre of the urban settlement;
  - Comprises significant previously developed and/or under utilised lands;
  - Is within or adjoining the core of an established or designated urban settlement;
  - Will be essential to achieving compact and sustainable urban growth; and
  - There are no suitable alternative lands for the particular use in areas at lower risk of flooding within or adjoining the core of the urban settlement.
- c. A flood Risk Assessment to the appropriate level of detail has been carried out as part of the SEA, which demonstrates that flood risk to the development can be adequately managed and the development will not cause adverse impacts elsewhere.

1.3.18 In the preparation of the Draft Development Plan the final element of the Justification Test (part c. above), which requires a site specific flood risk assessment to be carried out, was not undertaken. In some cases, certain zonings were included in areas at risk of flooding, even when such zoning did not pass parts a. and b. of the Justification Test, as a response to a desire to retain those zonings where planning permission had been granted or where the zoning had already been made in a previous Plan, or where, due to the extent of the



flood risk area identified within the site, it was felt that an appropriate layout could be achieved in any future development that would avoid development of the flood risk area.

1.3.19 Instead, the approach taken in the Draft Development Plan provides, in the first instance, for the detailed assessment of the extent of the actual flood risk relative to that indicated on the indicative mapping via a phased flood risk assessment procedure. The first stage of this assessment process provides a prospective developer with the opportunity to verify the Indicative Flood Zone Mapping in the first instance and address any local ambiguities. Depending on the outcome of the verification stage, a prospective developer may then have the opportunity to demonstrate compliance with the requirements of the Development Plan Justification Test and carry out a detailed site-specific assessment, as appropriate. This flood risk assessment process is set out in Chapter 11 Water Management of the Draft Plan.

1.3.20 Development proposals on lands within areas at risk of flooding will also be subject to the 'Development Management Justification Test', details of which are set out in the Guidelines.

## 1.4 Municipal Districts

### Introduction to MD approach

- 1.4.1 Three volumes of the draft plan relate specifically to the 8 Municipal Districts which comprise the County. A chapter for each Municipal District sets out the relevant Municipal District overview and profile as well as setting out the policies and objectives, including specific land use zoning objectives, for the settlements of the Municipal District.

**Volume Three:** North Cork (Fermoy MD and Kanturk Mallow MD).

**Volume Four:** South Cork (Carrigaline MD, Cobh MD, East Cork MD and Macroom MD).

**Volume Five:** West Cork (Bandon Kinsale MD and West Cork MD).

## 1.5 The Fermoy Municipal District

- 1.5.1 The Fermoy Municipal District straddles two Strategic Planning Areas for which the draft County Development Plan sets out differing objectives. Fermoy, its hinterland and the area to the south of Fermoy are located within the Greater Cork Ring Strategic Planning Area. Mitchelstown and the northern part of the Municipal District are located within the North Cork Strategic Planning Area.
- 1.5.2 Two main towns: Fermoy and Mitchelstown.
- 1.5.3 Ten Key Villages: Rathcormac, Ballyhooley, Castlelyons/Bridebridge, Castletownroche, Conna, Doneraile, Glanworth, Glenville, Kildorrery, and Kilworth.
- 1.5.4 Five Villages: Ballynoe, Bartlemy, Clondulane, Killavullen and Shanballymore.

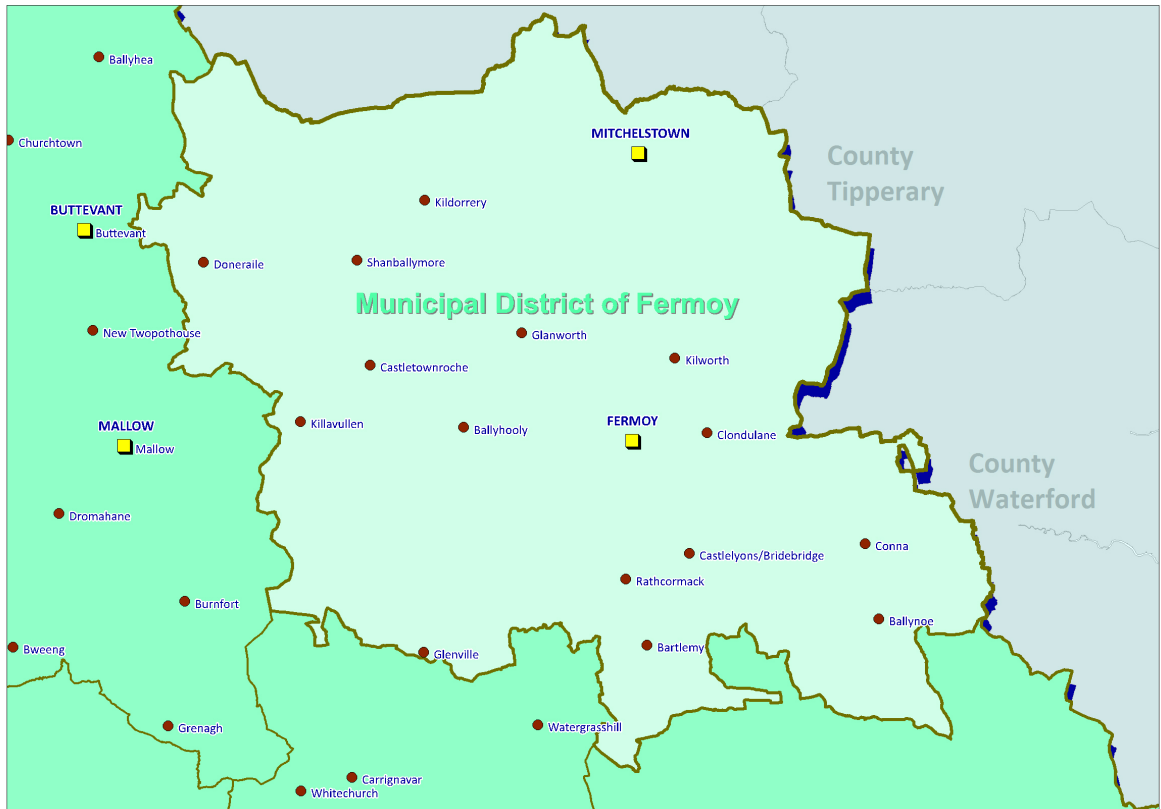


Figure 6.2.3: Fermoy Municipal District

### Sources of Flooding

- 1.5.5 Rivers are the primary cause of flooding in the Fermoy Municipal District with flood events attributed to fluvial sources ranging from the Blackwater River in particular to smaller tributaries and drains.
- 1.5.6 The Fermoy municipal district landscape is characterised by the Blackwater and its tributaries criss-crossing the district. The Blackwater flows through counties Kerry, Cork, and Waterford, extending to 134km in length and, together with its 29 tributaries, drains a catchment of 3324 km<sup>2</sup>. The catchment is a broad valley surrounded by mountains to the north and south. The Blackwater is also noted for its diverse range of habitats that are protected as part of the Blackwater River Special Area of Conservation (SAC). Many of the tributaries are major rivers themselves such as the Araglin, Awbeg, Funshion and Bride. The table below lists the settlements in the district that have rivers running through or close to their development boundary.

<b>Table 6.2.2 Rivers in the Fermoy Municipal District</b>	
<b>Settlement - Main Towns</b>	<b>River</b>
Fermoy	Blackwater
Mitchelstown	Gradoge, Tributary of the Funshion
<b>Settlement: Key Villages</b>	<b>River</b>
Charleville	Glen
Ballyhooley	Blackwater
Castlelyons / Bridebridge	Shanowenadrimina Stream, Tributary of the River Bride
Castletownroche	Blackwater
Conna	Bride
Doneraile	Blackwater
Glanworth	Funshion
Kildorrery	Farahy/Funshion
Kilworth	Duglas (Araglin)
<b>Settlement: Villages</b>	<b>River</b>
Ballynoe	Douglas
Bartlemy	Flesk (Bride) to the north of the village
Clondulane	Blackwater
Killavullen	Ross (Killavullen) and the Blackwater
Shanballymore	Blackwater

1.5.7 Recent significant flood events have included significant inundation at Castlelyons following Storm Desmond in Dec. 2015/Jan. 2016. It should be noted that flood events occur frequently within the Municipal District as evidenced by the number of past flood events, both single and recurring events, represented on Floodinfo.ie.

#### **Addressing Flood Risk in the Fermoy Municipal District**

1.5.8 This section details the approach to Flood Risk Management adopted in the Fermoy Municipal District Local Area Plan.

- 1.5.9 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.
- 1.5.10 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.
- 1.5.11 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in table 6.2.3 below.

1.5.12 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in Table 6.2.3.

<b>Table 6.2.3: Flood Risk by Settlement in the Fermoy Municipal District</b>		
<b>Settlement</b>	<b>Indicative Fluvial/ Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
<b>Fermoy</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Mitchelstown</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Key Villages</b>		
<b>Rathcormack</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Ballyhooley</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Castlelyons/Bridebridge</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e.,
<b>Castletownroche</b>	<b>Yes</b>	

Conna	Yes	verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Doneraile	Yes	
Glanworth	Yes	
Glenville	Yes	
Kildorrery	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Kilworth	No	
<b>Villages</b>		
Ballynoe	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Bartlemy	No	
Clondulane	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Killavullen	Yes	
Shanballymore	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 4.2.7 regarding the need for further assessment.

1.5.13 The Table below lists the specific zoned sites within the Fermoy Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

<b>Table 6.2.4: Specific Land Use Zonings within Flood Zone A or B</b>				
<b>Settlement</b>	<b>Zoning Objective</b>	<b>Development Plan Justification Test &amp; Other Assessment Criteria</b>	<b>Reason for Inclusion in the LAP</b>	<b>Comment</b>
<b>Fermoy</b>	FY-T-01	Justification Test	Partially applied	Existing Town Centre. Part three of the test was not completed.
		Existing Zoning	✓	Previously zoned Town Centre in the Fermoy Town Development Plan 2009. Part of the area is at risk of flooding and is defended. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
	FY-T-02	Justification Test	Partially applied	Existing Town Centre. Part three of the test was not completed.
		Existing Zoning	✓	Previously zoned Town Centre in the Fermoy Town Development Plan 2009.



				<p>Part of the area is at risk of flooding and is defended.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
	FY-T-03	Justification Test	Partially applied	Existing Town Centre. Part three of the test was not completed.
		Existing Zoning	✓	<p>Previously zoned Town Centre in the Fermoy Town Development Plan 2009.</p> <p>Part of the area is at risk of flooding and is defended.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water</p>

				Management of the Draft Development Plan.
	FY-T-04	Justification Test	Partially applied	Existing Town Centre. Part three of the test was not completed.
		Existing Zoning	✓	Previously zoned Town Centre in the Fermoy Town Development Plan 2009. Part of the area is at risk of flooding and is defended. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mitchelstown	MH-R-06	Justification Test	Partially applied	Part three of the test was not completed.  The flood risk is confined to a very small portion of the site and development can be avoided in the area at risk of flooding.

		Existing Zoning	✓	<p>Previously zoned Residential in the Fermoy Municipal District Local Area Plan 2017. Flood risk affects only a very small part of the site.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
	MH-T-01	Justification Test	Partially applied	Existing Town Centre. Part three of the test was not completed.
		Existing Zoning	✓	<p>Previously zoned Town Centre in the Fermoy Municipal District Local Area Plan 2017. Part of the area is at risk of flooding and is defended.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 –</p>

				13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mitchelstown	MH-U-01 MH-I-03	No	Car park – water compatible	Appropriate
		No	Less vulnerable use. Part of the site is located within Flood Zone B.	Appropriate.
Rathcormac	RC-T-01	Justification Test	Partially applied	Existing Built Up Area. Part three of the test was not completed.
				Previously zoned existing built-up area in the Fermoy Municipal District Local Area Plan 2017. Part of the area is at risk of flooding. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
	RC-C-02	Justification Test	Partially applied	Part three of the test was not completed.

		Existing Zoning	✓	<p>This objective relates to the provision of community facilities on a brownfield site within the heart of the village which comprises the site and structures of the former village national school. A new school was constructed in the village in recent years.</p> <p>Only part of the site is shown to be at risk of flooding and development will need to be avoided in these areas.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
	RH-C-03	No	Car park - water compatible use in Flood Zone C	Appropriate
Castlelyons / Bridebridge	X-01	Justification Test	Not Applied	<p>This is a ‘Special Policy Area’ objective carried forward from the Fermoy Local Area Plan 2017. The zoning objective is largely a protective one, seeking to retain the special character of the area</p>

				<p>which includes an historic church, churchyard, country houses and other historic structures. Part of the area is at risk of flooding and development will need to be avoided in these areas. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
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Note: Proposals for ‘open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the ‘Development Plan’ Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning / planning application stage.

## 1.6 Kanturk - Mallow Municipal District

- 1.6.1 The Kanturk - Mallow Municipal District lies entirely within the North Strategic Planning area as defined in the Draft Plan. It is a predominantly rural Municipal District that accommodates an extensive network of settlements as follows:
- 1.6.2 Five main towns: Mallow, Charleville, Kanturk, Buttevant and Newmarket.
- 1.6.3 Eight Key Villages: Ballydesmond, Banteer, Boherbue, Dromina, Grenagh, Knocknagree, Milford, and Newtownshandrum.
- 1.6.4 Nineteen Villages: Ballyclough, Ballyhea, Bweeng, Castlemagner, Cecilstown, Churchtown, Cullen, Dromahane, Freemount, Glantane, Kilbrin, Kiskeam, Liscarroll, Lombardstown, Lyre, New Twopothouse, Rathcoole, Rockchapel, and Tullylease.
- 1.6.5 One Other Location: Dromalour.

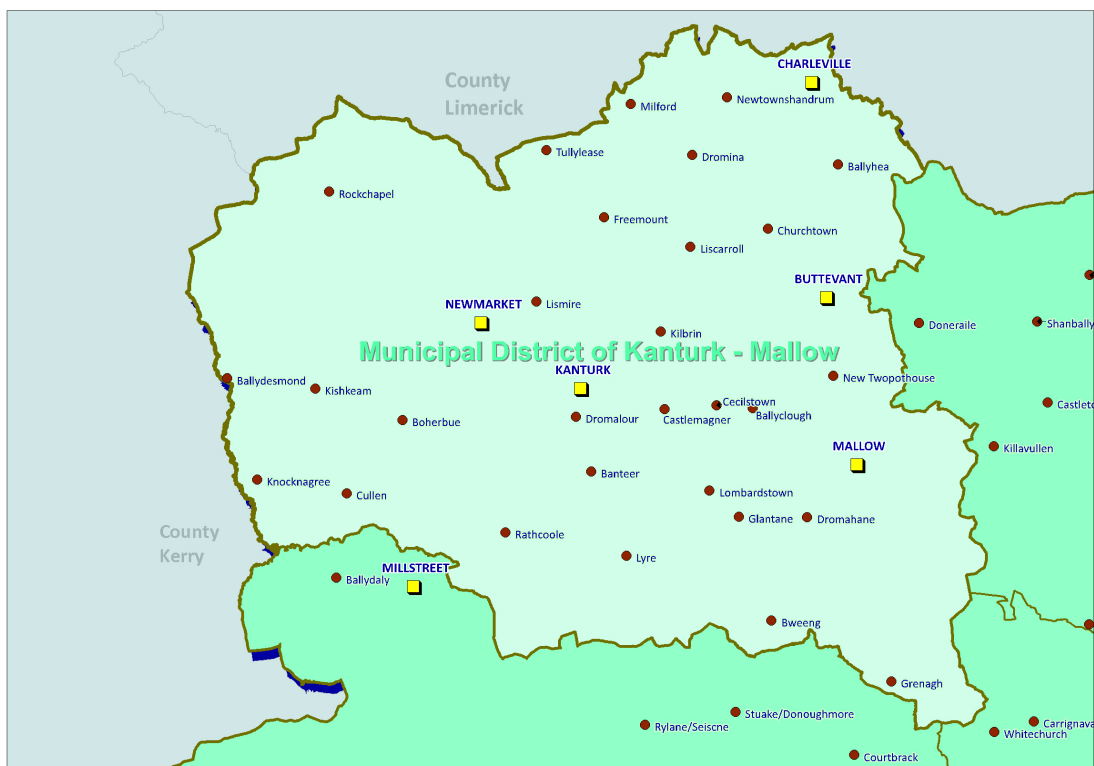


Figure 6.2.4: Kanturk - Mallow Municipal District

### Sources of Flooding

- 1.6.1 Rivers are the primary cause of flooding in the Kanturk Mallow Municipal District with flood events attributed to fluvial sources ranging from the Blackwater River in particular to smaller tributaries and drains.

#### Rivers in the Kanturk -- Mallow Municipal District.

- 1.6.1 The upper and mid reaches of the Blackwater River system runs north-south and west-east respectively through the Municipal District with the remainder of the District being mainly drained by the Allow, Dalua, Brogeen, Owentaraglin, Finnow, Glen and Rathcoole Rivers. These also join the Blackwater in a stretch from Rathmore to Banteer. The River Glen, Deel and Feale flow through the north of the Municipal District and emerge into the Shannon Catchment.
- 1.6.2 The Blackwater river rises in the Mullaghareirk mountains in Kerry and its upper course effectively forms the border between Kerry and Cork as it flows down through Ballydesmond, and to the west of Knocknagree, before turning east in the vicinity of Rathmore. This transition effectively marks the start of its mid reaches and it starts to grow significantly as it gathers tributaries in the following order- Owentaraglin, Finnow, Rathcoole, Allow, Glen. The Blackwater then flows towards Mallow and Fermoy. The Blackwater flows largely uninterrupted throughout the Municipal District save for several bridging points. The river has also formed significant flood plains, mainly in the Rathcoole-Banteer areas, and these plains follow the river course to Mallow, which also have a large floodplain. In terms of predicting flood events two monitoring stations are present at Duarrigle and Dromcummer. When a flood peaks at the latter station it is expected to reach Mallow approximately five hours later.
- 1.6.3 The Allow River forms in the Mullaghareirk mountains several miles to the north of Meelin and flows down to the south through Freemount village before gathering several tributaries and flowing through Kanturk where it meets with the Dalua and Brogeen rivers to form a flood plain between Kanturk town and the Blackwater to the south. Flooding has occurred in Kanturk from the Allow/Dalua confluence over previous decades and flood relief works are in place in this town. Similarly, flooding has also taken place in Freemount in recent years.
- 1.6.4 The Dalua River emerges to the south west of Meelin village and also flows to the west of Newmarket village whilst gathering several tributaries. It joins with the Allow River at Kanturk before flowing into the River



Blackwater. Flooding along the Dalua does not affect settlements save for when it merges with the Allow in the area near Kanturk.

- 1.6.5 The Brogeen river rises on the southern slopes of the Mullaghareirks and flows to the east past Boherbue to meet the Allow river in the flood plains between Kanturk and the Blackwater.
- 1.6.6 The Owentaraglin River emerges from the Mullaghareirks and flows south to meet the Blackwater via Kiskeam and Cullen. Its main flood risk is in these settlements.
- 1.6.7 The Finnow River forms to the south of Millstreet from several tributaries and flows to the north to meet the Blackwater. The Finnow represent a significant flood risk to the town, in combination with the Blackwater River.
- 1.6.8 The Glen River (south) flows from a valley in the Boggeragh mountains and thereafter flows around Banteer through a flood plain formed with the Blackwater. The river represents a significant flood risk to the village in combination with the Blackwater River.
- 1.6.9 The Rathcoole River is formed from several tributaries flowing from the Boggeragh Mountains and thereafter flows north through Rathcoole village to meet the Blackwater. The river represents a significant flood risk to the eastern side of the village.
- 1.6.10 The Deel River rises to the north of Dromina and flows through Milford village and then on into County Limerick. The river represents a significant flood risk to the centre of Milford Village.
- 1.6.11 The Feale River rises in the Mullaghareirk mountains and flows through Rockchapel village to the Limerick border where it forms part of the Shannon Catchment area.
- 1.6.12 The river poses a significant flood risk to Rockchapel and has flooded in previous decades.
- 1.6.13 Recent significant flood events in the Municipal District included significant inundation of the floodplain along the Blackwater between Millstreet and Mallow in 2009. It should be noted that such events occur frequently. Other notable events include flooding in Freemount from the Allow in 1997 and 2008. Periodic flooding has occurred in Kanturk in the past from the Allow, Dalua and Brogeen. However, flood relief works have lessened if not eliminated the impacts of same. Flooding has occurred to the north, west and south of Millstreet at times of high flow from the Finnow and Blackwater and similar events have occurred in Banteer. Some road flooding

has occurred in Newmarket from the Mill Stream. The River Feale has flooded in Rockchapel most notably in 1986 when significant damage occurred to a bridge.

#### **Addressing Flood Risk in the Kanturk Mallow MD**

- 1.6.1 This section details the approach to Flood Risk Management adopted in the Kanturk Mallow MD.
- 1.6.2 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.
- 1.6.3 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.
- 1.6.4 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in table 6.2.5 below.

1.6.1 Flood risk to each settlement has been appraised on the Indicative Flood Zones which cross the settlement boundary, and is summarised in the Table below.

<b>Table 6.2.5: Flood Risk by Settlement in the Kanturk Mallow Municipal District</b>		
<b>Settlement</b>	<b>Indicative Fluvial/ Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
Mallow	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Charleville	Yes	
Kanturk	Yes	
Buttevant	Yes	
Newmarket	Yes	
<b>Key Villages</b>		
Ballydesmond	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Banteer</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Boherbue	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.

<b>Churchtown</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Dromahane</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in Section 4.6 of this report i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Dromina	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Grenagh	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Knocknagree	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Milford	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Newtownshandrum	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Villages</b>		
<b>Ballyclough</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Ballyhea</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e.,

		verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Bweeng</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Castlemagner</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Cecilstown</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Cullen</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Freemount</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Glantane</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Kilbrin</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Kiskeam</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Liscarroll</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e.,

		verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Lismire</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Lombardstown</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management of this report i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Lyre</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>New Twopothouse</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management of this report i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Rathcoole</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management of this report i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Rockchapel</b>	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management of this report i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Tullylease</b>	<b>No</b>	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.

Other Locations		
Dromalour	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.

1.6.2 The Table below lists the specific zoned sites within the Kanturk Mallow Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.6: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
<b>Main Towns</b>				
Mallow	MW-R-03	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned for the same use in the 2011 and 2017 LAP. Only part of the site is at risk of flooding and inappropriate development should be avoided in that area. The lands are not defended.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-R-04	Justification Test	Not Applied	



		Existing Zonings	✓	<p>Previously zoned for the same use in the 2011 and 2017 LAP. Only part of the site is at risk of flooding and inappropriate development should be avoided in that area. The lands are not defended.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Mallow	MW-RR-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for the same use in the 2017 LAP. Only part of the site is at risk of flooding and inappropriate development should be avoided in that area. The lands are not defended.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development</p>

				Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-X-02	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Brownfield site, part of the former Mallow Sugar Factory. Previously zoned for mixed use employment / residential area in the Mallow Special Local Area Plan 2007 and Mallow LAP 2011. Zoned as Industry in the 2017 LAP.</p> <p>Only a small part of the site is at risk of flooding. In appropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as</p>

				detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-B-02	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned as a similar use in the Mallow Town Development Plan 2010 Only a very small part of the site is within the area at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-B-03	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned for Industrial use in the Mallow Special Local Area Plan 2007 and the 2011 LAP. Only a very small part of the site is within the area at risk of flooding. Inappropriate

				<p>development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Mallow	MW-I-02	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned as a similar use in the 2017 LAP. Part of the site is within the area at risk of flooding (Zone A).</p> <p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water</p>

				Management of the Draft Development Plan.
Mallow	MW-I-05	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned as a similar use in the Mallow Special Local Area Plan 2007, and the 2011 and 2017 LAP. Only a very small part of the site is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Mallow	MW-T-01	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>This is an existing town center and was previously zoned for town center uses in the Town Development Plan 2010.</p> <p>Only part of the area is subject to flood risk and it is defended.</p>

				<p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Mallow	MW-T-O2	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>Previously zoned for town center uses in the Town Development Plan 2010. Only part of the area is subject to flood risk and it is defended.</p> <p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and</p>

				WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-T-03	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	Previously zoned for town center uses in the Town Development Plan 2010. Only part of the area is subject to flood risk and it is defended. Inappropriate development should be avoided in areas at risk of flooding. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-T-04	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	Previously zoned for town center uses in the Town Development Plan 2010. Lands are substantially at risk of flooding (Zone A and B) and are not defended.

				<p>Zoning objective provides for car parking or another flood compatible use only.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Mallow	MW-T-05	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>Previously zoned as town center in the Mallow Town Plan 2010.</p> <p>Lands are entirely within the area at risk of flooding (Zone A) and are not defended.</p> <p>Zoning objective provides for car parking or another flood compatible uses only.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site</p>



				specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Mallow	MW-T-O6	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>Previously zoned as mixed use in the Mallow Town Plan 2010.</p> <p>This is a key brownfield site within the town in need or redevelopment.</p> <p>Lands are partially within flood Zone B and are defended.</p> <p>Zoning objective provides for mixed use neighborhood centre uses. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>

Mallow	MW-T-08	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>This is an existing town center and was previously zoned for town center uses in the 2010 and 2017 LAP.</p> <p>Only part of the area is subject to flood risk and it is defended.</p> <p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Charleville	CV-B-05	Justification Test	Partially Applied	<p>Part three of the test was not completed.</p> <p>The flood risk is confined to a very small part of the site and development can be avoided in the area at risk of flooding.</p>
		Existing Zonings	✓	Previously zoned for business use in the 2011 and 2017 LAP. Flood risk is

				<p>confined to a very small part of the site and development can be avoided in the area at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Charleville	CV-T-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned as a similar use in the 2017 LAPs.</p> <p>Only a small part of the site is at risk of flooding.</p> <p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 –</p>

				13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Kanturk	KT-T-01	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>This is an existing town center and was previously zoned for town center uses in the 2011 and 2017 LAPs.</p> <p>Part of the area is subject to flood risk and it is defended.</p> <p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Kanturk	KT-T-02	Justification Test	Partially Applied	Part three of the test not applied.
		Existing Zonings	✓	<p>Previously zoned for town center uses in the 2011 and 2017 LAPs.</p> <p>Part of the area is subject to flood risk and it is defended.</p>

				<p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Kanturk	KT-B-03	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned as a similar use in the 2011 and 2017 LAPs.</p> <p>Only a small part of the site is at risk of flooding.</p> <p>Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as</p>

				detailed in Chapter 11 Water Management of the Draft Development Plan.
Buttevant	BT-T-01	Justification Test	Partially Applied	Part 3 of the test was not completed. Only a very small part of the edges of the zone have been identified as being at risk of flooding – Zone B.
		Existing Zonings	✓	Previously zoned for the same use in the 2011 and 2017 LAPs. Only a small part of the site is at risk of flooding. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Buttevant	BV-X-01	Justification Test	Partially Applied	Part 3 of the test was not completed. Only a very small part of the edges of the zone have been identified as being at risk of flooding – Zone B.
		Existing Zonings	✓	Previously zoned for the same use in the 2017 LAPs. Only a small part of the site is at risk of flooding.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Newmarket	B-O2	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for industrial use in the 2005 LAP and for business in the 2011 and 2017 LAPs.</p> <p>Only a part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as</p>

				detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Villages</b>				
Ballyhea	C-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for a community use in the 2017 LAP.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Liscarroll	C-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>This zoning is for an existing playground (community facility).</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in</p>



				accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
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Note: Proposals for ‘open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the ‘Development Plan’ Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.

## 1.7 Carrigaline Municipal District

1.7.1 The Carrigaline Municipal District lies entirely within the County Metropolitan Strategic Planning area as defined in the County Development Plan 2014. It is a predominantly rural Municipal District that accommodates an extensive network of settlements as follows:

1.7.2 Two main towns: Carrigaline and Passage West

1.7.3 Two Key Villages: Ringaskiddy and Crosshaven and Bays

1.7.4 Five Villages: Ballinhassig, Ballygarvan, Halfway, Minane Bridge and Waterfall.

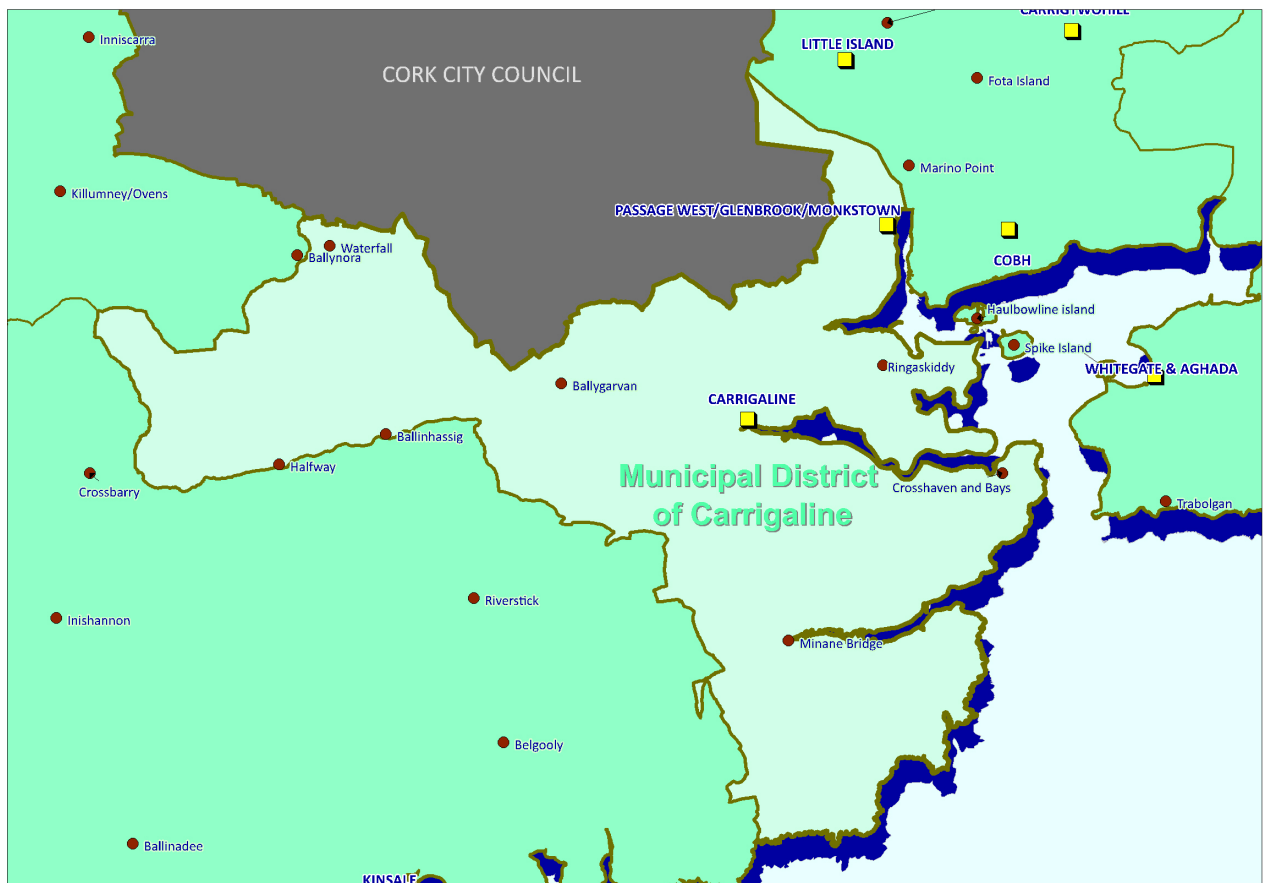


Figure 6.2.5: Carrigaline Municipal District

### Sources of Flooding

1.7.5 Rivers are the primary cause of flooding in the Carrigaline Municipal District with flood events attributed to fluvial sources ranging from the River Lee in particular to smaller tributaries and drains.

- 1.7.6 The Lee River catchment covers an area of approximately 2,000 square kilometres. The catchment is defined by the land area drained by the River Lee, its tributaries, and Cork Harbour.
- 1.7.7 The Lee River can be broken down into nine sub catchments as follows: Upper River Lee; Lower River Lee; Tramore/Douglas River; Kiln River; Glashaboy River; Owennacurra River; Carrigtwohill area; Owenboy River; and Cork Harbour. The majority of the Carrigaline Municipal District is covered by the sub catchments of the Lower Lee and the Owenboy. Curaheen and Tramore River catchments. The Lower Lee system runs between Inniscarra dam and the City boundary before entering Lough Mahon.
- 1.7.8 The Owenboy River is within the sub-catchment of the River Lee. There is a history of frequent floods within the Lee Catchment which cause damage to public roads, properties and farmland and result from both fluvial and tidal mechanisms. In the past, notable flood events have occurred in August 1986, November 2000, November 2002, October 2004, December 2006 and most recently in November 2009.
- 1.7.9 Periodic flooding has occurred in low lying areas of Carrigaline in the past from the Owenboy River, which is tidal Coastal flooding, which is caused by higher sea level than normal, largely as a result of storm surge, resulting in the sea overflowing onto the land. Coastal flooding is influenced by the following three factors:
- High tide level
  - Storm surges caused by high winds
  - Wave action, which is dependent upon wind speed and direction, local topography and exposure.

#### **Addressing Flood Risk in the Carrigaline MD**

- 1.7.10 This section details the approach to Flood Risk Management adopted in the Carrigaline MD.
- 1.7.11 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.
- 1.7.12 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development

and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.

1.7.13 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in table 6.2.7 below.

1.7.1 Flood risk to each settlement has been appraised on the Indicative Flood Zones which cross the settlement boundary and is summarised in table 6.2.7 below.

<b>Table 6.2.7: Flood Risk by Settlement in the Carrigaline Municipal District</b>		
<b>Settlement</b>	<b>Indicative Fluvial/ Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
Carrigaline	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Passage West	Yes	
<b>Key Villages</b>		
Ringaskiddy	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Crosshaven and Bays	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Villages</b>		
Ballinhassig	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

Ballygarvan	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Halfway	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Minane Bridge	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Waterfall.	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

1.7.2 Table 6.2.8 below lists the specific zoned sites within the Carrigaline Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.8: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
<b>Main Towns</b>				
Carrigaline	CL-R-02	Justification Test	Not applied	Previously zoned for residential use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Carrigaline	CL-R-04	Justification Test	Not applied	Previously zoned for residential use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.
		Existing Zonings	✓	

				<p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigaline	<p>CL-R-12 SEA flagged for Pluvial Flooding. Last SFRA flagged for Pluvial Flooding but not shown on LAP Flood Risk Maps</p>	<p>SFRA carried out as part of Ballincollig-Carrigaline LAP 2017</p>		<p>Previously zoned for Residential use in the 2011 LAP Amendment No4. Shannonpark X-01 and the Ballincollig-Carrigaline Municipal District LAP 2017. Only part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water</p>



				Management of the Draft Development Plan.
		New Zoning	✓	A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Carrigaline	CL-T-01	Justification Test	Not applied	Previously zoned for town centre use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	

Carrigaline	CL-T-02	Justification Test	Not applied	<p>Previously zoned for town centre use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
		Existing Zonings	✓	
Passage West	PW-T-01	Justification Test	Not applied	<p>Previously zoned for town centre use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water</p>
		Existing Zonings	✓	

				Management of the Draft Development Plan.
Passage West	PW-T-02	Justification Test	Not applied	<p>Previously zoned for mixed use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
		Existing Zonings	✓	
Passage West	PW-X-01	Justification Test	Not applied	<p>Previously zoned as a Special Policy Area in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 –</p>
		Existing Zonings	✓	

				13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Passage West	PW-X-02	Justification Test	Not applied	Previously zoned as a Special Policy Area in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Passage West	PW-X-03	Justification Test	Not applied	Previously zoned as a Special Policy Area in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site
		Existing Zonings	✓	

				specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Passage West	PW-X-04	Justification Test	Not applied	A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Key Villages</b>				
Ringaskiddy	RY-I-02	Justification Test	Not applied	Previously zoned as a Special Policy Area in the 2011 LAP and Industry in the 2017 LAP. Part of the land is at risk of flooding.
		Existing Zonings	✓	

				<p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Ringaskiddy	RY-I-08	Justification Test	Not applied	<p>Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
		Existing Zonings	✓	
Ringaskiddy	RY-I-10	Justification Test	Not applied	

		Existing Zonings	✓	<p>Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Development Plan.</p>
Ringaskiddy	RY-I-11	Justification Test	Not applied	<p>Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e., verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11</p>
		Existing Zonings	✓	

				Water Management of the Draft Development Plan.
Ringaskiddy	RY-I-13	Justification Test	Not applied	<p>Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
		Existing Zonings	✓	
Ringaskiddy	RY-I-16	Justification Test	Not applied	<p>Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 –</p>
		Existing Zonings	✓	



				13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Ringaskiddy	RY-I-18	Justification Test	Not applied	Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Ringaskiddy	RY-I-19	Justification Test	Applied	Site passes justification test, as no other suitable site available for expansion of I.M.E.R.C..
		Existing Zonings	✓	Previously zoned for Third Level educational campus for marine related education research and training in the 2017 LAP. Part of the land is at risk of flooding.

			<p>Should the applicant wish to proceed further with the development proposal, then the applicant needs to be able to demonstrate, to the satisfaction of the Planning Authority, that the proposal meets the requirements of the ‘Development Plan Justification Test’ as set out in the Guidelines and as detailed in section 1.3 above. Where the Council is satisfied that the proposal satisfies the requirements of the Development Plan Justification Test, it shall confirm this in writing to the applicant.</p> <p>If the proposal is considered to meet the requirements of the Development Plan Justification Test, then perspective development should proceed to a more detailed site specific flood risk assessment in line with Chapter 5 of the Guidelines.</p> <p>Thereafter, where development must take place in areas at risk of flooding, the risk should be mitigated and managed through the location, layout and design of the development, to</p>
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				<p>reduce such risks to an acceptable level.</p> <p>Prospective applicants are asked to advise Cork County Council of the actual verified flood risk.</p>
Ringaskiddy	RY-I-20	Justification Test	Not applied (however applied for adjacent site previously)	<p>Previously zoned Industry - suitable for the extension of the Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development in the 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
		Existing Zonings	✓	
Crosshaven and Bays	CS-T-01	Justification Test	Not Applied	Previously zoned for town centre in the 2011 and 2017 LAPS.
		Existing Zonings	✓	

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Crosshaven and Bays	CS-T-02	Justification Test	Not Applied	Previously zoned for town centre in the 2011 and 2017 LAPS.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Crosshaven and Bays	CS-I-01	Justification Test	Not Applied	Previously zoned for marine related industrial use in the 2011 and 2017 LAPS. Water compatible use.
		Existing Zonings	✓	

				A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Villages</b>				
Ballinhassig	T-01	Justification Test	Not Applied	Previously zoned for town centre uses in the 2017 LAP. Water compatible use.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Ballygarvan	X-01	Justification Test	Not Applied	

		Existing Zonings	✓	<p>Previously zoned for mixed use in the 2017 LAP. Water compatible use.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
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Note: Proposals for ‘open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the ‘Development Plan’ Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.



### Sources of Flooding

- 1.8.7 Rivers are the primary cause of flooding in the Cobh Municipal District with flood events attributed to fluvial sources ranging from the Glashaboy and Butlerstown Rivers to smaller tributaries and drains.
- 1.8.8 The Cobh Municipal District is served by several large rivers, including tributaries of the River Lee and River Blackwater in the southern and northern extents of the District, respectively. The Lower River Lee system runs west-east through Cork City and demarcates the southern boundary of the District.
- 1.8.9 The Lower Lee system runs between Inniscarra Dam and the City boundary before entering Lough Mahon where extensive areas of mudflat define the shallows of the inner harbour between Dunkettle, Fota Island and Glounthaune. The Lower River Lee is joined by its largest tributary the Shournagh River at Leemount Bridge; the Shournagh joins the River Lee from the north at a point approximately 4km south of Blarney. The Shournagh is in turn fed by three large tributaries: the Martin, Blarney and Owenagearagh Rivers.
- 1.8.10 A small river known as the 'North Bride' rises directly south of Whitechurch village and ultimately drains into the Lee at Pope's Quay in the city centre. Its upper reaches contain trout but the stream is impacted by urban encroachment in Blackpool and becomes extensively culverted before it joins with the River Lee in the city centre. The North Bride is also joined by the Glenamought River, which supports a healthy population of Brown Trout.
- 1.8.11 The rivers north of the Lee follow a typical north-south drainage pattern and all ultimately drain into Cork Harbour with the exception of a number of rivers located in the northeast of the Municipal District.
- 1.8.12 The Cloghnashee River flows into Carrignavar from the northwest, connecting into the Glashaboy River and flowing east-west through the settlement and flowing further in a south east direction into Glanmire. The Glashaboy River has a significant catchment within the Municipal District with several tributaries, including the Butlerstown River in Glanmire, and terminates in the harbour where it meets the River Lee.
- 1.8.13 The Blarney River runs North-South within the western perimeter of the Monard Strategic Development Zone, and discharges to the Martin River, south-east of Blarney town. This also forms part of the extensive Lee Catchment. The area is also served by the Kilcronan Stream, a first order tributary of the Blarney River.



1.8.14 There are several streams serving the District also, feeding into the larger rivers and also the harbour. The other notable water body, aside from the harbour itself, is Slatty Waters/Pond to the south of Carrigtwohill and north of Fota Island.

1.8.15 Recent notable events include flooding in Carrigtwohill in 2005, 2012 and 2015 from the Glenamought River and Glen Stream. Periodic tidal flooding has also occurred in the area, with occasional flood events in Glounthaune and Cobh affecting a small number of properties.

#### **Addressing Flood Risk in the Cobh MD**

1.8.1 This section details the approach to Flood Risk Management adopted in the Cobh MD.

1.8.2 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.

1.8.3 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.

1.8.4 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in table 6.2.9 below.

<b>Table 6.2.9: Flood Risk by Settlement in the Cobh Municipal District</b>		
<b>Settlement</b>	<b>Indicative Fluvial/ Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
Carrigtwohill	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Cobh	Yes	
Little Island	Yes	
Monard	Yes	
<b>Key Villages</b>		
Carrignavar	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Glounthaune	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Watergrasshill	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

<b>Specialist Employment Location</b>		
Marino Point	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Villages</b>		
Knockraha	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Whitechurch	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
<b>Other Locations</b>		
Fota Island	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Haulbowline Island	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Spike Island	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

1.8.1 Table 6.2.10 below lists the specific zoned sites within the Cobh Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.10: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
<b>Main Towns</b>				
Carrigtwohill	CT-R-01	Justification Test	Not applied	Previously zoned for residential use in the 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Carrigtwohill	CT-R-02	Justification Test	Not applied	Previously zoned for residential use in the Carrigtwohill North Framework Masterplan 2015 and the 2017 LAP. Part of the land is at risk of flooding.
		Existing Zonings	✓	

				<p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-R-09	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for residential use in the 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>

Carrigtwohill	CT-R-12	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for residential use in the 2017 LAP.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-R-13	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for residential use in the 2017 LAP.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water</p>

				Management of the Draft Development Plan.
Carrigtwohill	CT-I-01	Justification Test	Not applied	
		Existing Zonings	✓	<p>Part of this site was previously zoned for industrial use in the 2011 and 2017 LAP. The site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-I-02	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for industrial use in the 2011 and 2017 LAP. Only a small part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site</p>

				specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Carrigtwohill	CT-I-04	Justification Test	Not applied	
		Existing Zonings	✓	<p>Site consists of the IDA Business Park and has been extensively developed. Previously zoned for industrial use in the 2011 and 2017 LAP. Only a small part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-B-02	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned for business use in the 2017 LAP. Only a small part of the site is at risk of flooding.



				<p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-B-03	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for business use in the 2017 LAP. Only a small part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>

Carrigtwohill	CT-B-04	Justification Test	Partially applied	Part three of the test was not completed.
		Existing Zonings	✓	<p>Previously zoned for enterprise use in the 2011 LAP and as business in the 2017 LAP. Part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-B-05	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for enterprise use in the 2011 LAP and as business in the 2017 LAP. Part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development</p>

				Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Carrigtwohill	CT-T-02	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned for town centre in the 2011 and 2017 LAP. Part of the site is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Carrigtwohill	CT-T-02	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned for town centre in the 2011 and 2017 LAP. Part of the site is at risk of flooding.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Carrigtwohill	CT-T-03	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for town centre in the 2011 and 2017 LAP. Part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>

Carrigtwohill	CT-C-01	Justification Test	Partially applied	Part three of the test was not completed.
		Existing Zonings	✓	<p>Part of the site was previously zoned for Community/Utility use (primary school) and part zoned for residential use within the 2011 LAP. The site was zoned for Community Use (education) in the 2017 LAP. The site is at risk of flooding.</p> <p>A more detailed Flood Risk Assessment has been completed for Carrigtwohill since 2011 and has indicated that parts of this landholding is at risk of flooding and the land has not been defended. As a result of this flood risk, any residential development on this land would fail the justification test.</p> <p>Since 2011, the Department of Education has received planning permission for the construction of a primary school on the former C-01 education site to the west of the landholding. In addition, the Department of Education is in the process of acquiring land for a secondary school adjacent to the proposed primary</p>

				<p>school. Notwithstanding the flood risk on the site, the Department are interested in constructing an education campus comprising a primary and secondary school together with ancillary open space and recreation facilities. The site is centrally located to other land uses in Carrigtwohill and is within close proximity to both residential areas and key transport routes (Train, cycle, pedestrian and roads).</p> <p>Any development proposals will need to follow the flood risk assessment procedure detailed in sections 4.6 and 4.7 of this report i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p> <p>Should the applicant wish to proceed further with the development proposal,</p>
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				<p>then the applicant needs to be able to demonstrate, to the satisfaction of the Planning Authority, that the proposal meets the requirements of the 'Development Plan Justification Test', it shall confirm this in writing to the applicant.</p> <p>If the proposal is considered to meet the requirements of the Development Plan Justification Test then prospective developers should proceed to a more detailed site specific flood risk assessment in line with Chapter 5 of the Guidelines.</p> <p>Thereafter, where development has to take place in areas at risk of flooding, the risks should be mitigated and managed through the location, layout and design of the development to reduce such risk to an acceptable level.</p>
Carrigtwohill	CT-C-03	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned for community use in the 2017 LAP. A very small part of the site is at risk of flooding.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Carrigtwohill	CT-C-04	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for community use in the 2017 LAP. A very small part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Carrigtwohill	CT-X-01	Justification Test	Not applied	



		Existing Zonings	✓	<p>Previously zoned as Special Policy Area in the 2017 LAP.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Cobh	CH-I-01	Justification Test	Not applied	<p>Previously zoned as industrial in the Town Plan 2010. Part of the land is at risk of flooding. It is not defended.</p> <p>Areas within the designated flood risk zones relate primarily to docks and slipways, all of which are water compatible. Small numbers of existing buildings within flood risk zones but all are well established.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with</p>
		Existing Zonings	✓	

				the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Cobh	CH-C-01	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned for similar use in the 2017 LAP. A small part of the land is at risk of flooding. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Cobh	CH-T-01	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned for similar use in the Town Plan 2013. Part of the land is at risk of flooding.

				<p>Areas within the designated flood risk zones relate primarily to pontoons and slipways, all of which are water compatible. Small number of existing buildings within flood risk zones but all are well established.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Cobh	CH-X-02	Justification Test	Not applied	
		Existing Zonings	✓	<p>Previously zoned for similar use in the 2010 Town Plan. A small part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development</p>

				Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Little Island	LI-I-04	Justification Test	Not applied	Previously zoned as industrial use in the 2011 and 2017 LAP. The land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Little Island	LI-X-03	Justification Test	Not applied	Previously zoned as existing built up area in the 2017 LAP. The land is at risk of flooding.
		Existing Zonings	✓	

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Little Island	LI-C-01	Justification Test	Not applied	
		Existing Zonings	✓	Previously zoned as Community/Utility within the 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Monard	MD-X-01	Justification Test	Not applied	

		Existing Zonings	✓	<p>Previously zoned X-01 in the Monard Planning Scheme 2015. Lands are primarily at risk of flooding (Zone A and B) and are not defended.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
<b>Key Villages</b>				
Glounthaune	T-03	Justification Test	Not Applied	<p>Part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as</p>
		Existing Zonings	✓	

				detailed in Chapter 11 Water Management
<b>Specialist Employment Location</b>				
Marino Point	X-01	Justification Test	Not Applied	
		Existing Zonings	✓	A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management
		Existing Zonings	✓	
<b>Other Locations</b>				
Haulbowline Island	X-01	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned for similar uses in the 2017 LAP. Part of the site is at risk of flooding.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 –

				13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management
Spike Island	X-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for similar uses in the 2017 LAP. Part of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment as appropriate in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management</p>

Note: Proposals for ‘open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the ‘Development Plan’ Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.



## 1.9 East Cork Municipal District

- 1.9.1 The East Cork Municipal District lies within the Metropolitan Strategic Planning Area and the Greater Cork Ring Strategic Planning Area as defined in the Draft County Development Plan 2021. It is a predominantly rural District that accommodates an extensive network of settlements as follows:
- 1.9.2 Two main towns: Midleton and Youghal.
- 1.9.3 Four Key Villages: Castlemartyr, Cloyne, Whitegate and Aghada and Killeagh.
- 1.9.4 Eleven Villages: Ballincurrig, Ballycotton, Ballymacoda, Dungourney, Ladysbridge, Lisgoold, Mogeely, Saleen, Shanagarry/Garryvoe, Trabolgan, and Redbarn.



Figure 6.2.7: East Cork Municipal District

**Sources of Flooding**

1.9.5 Rivers are the primary cause of flooding in the East Cork Municipal District with flood events attributed to fluvial sources ranging from the Blackwater River in particular to smaller tributaries and drains. The Lower River Lee system runs west-east from its source in the west to the Cork Harbour and parts of the western part of the Municipal District are under the influence of the Lee River catchment. On the eastern part of the Municipal District, Youghal and environs are affected by the Blackwater estuary. The central part of the Municipal District has several smaller rivers running through the towns and villages, namely the Owenacurra, Dungourney and Ballinacurra Rivers in Midleton, Womanagh through Castlemartyr, the Dissour through Killeagh and the Shanagarry River in Cloyne.

Table 6.2.11: Main Settlements in River Catchments	
River Catchment	Main Settlements
Owenacurra River	Midleton
Dungourney River	Midleton
Ballinacurra River	Midleton
Womanagh River	Castlemartyr
Dissour River	Killeagh
Shannagarry River	Cloyne
Blackwater Estuary	Youghal

1.9.6 The Lower Lee system runs between the City boundary before entering Lough Mahon where extensive areas of mudflat define the shallows of the inner harbour between Fota Island and Cobh. The Ballinacurra Estuary that drains into the Cork harbour south of Midleton has two tributaries that feed into the harbour from Dungourney and Owenacurra Rivers.

1.9.7 Part of the larger River Blackwater catchments form the eastern boundary of the Municipal District.

1.9.8 In the Municipal District, the towns of Midleton and Youghal and the Specialist Employment Area of Whitegate/Aghada are susceptible to tidal flooding due to their coastal location.

#### **Addressing Flood Risk in the East Cork MD**

1.9.9 This section details the approach to Flood Risk Management adopted in the East Cork MD.

1.9.10 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.

1.9.11 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.

1.9.12 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in table 6.2.12 below.

<b>Table 6.2.12: Flood Risk by Settlement in the East Cork Municipal District</b>		
<b>Settlement</b>	<b>Indicative Fluvial/ Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
Midleton	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Youghal	Yes	
<b>Key Villages</b>		
Castlemartyr	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Cloyne	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Whitegate and Aghada	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Killeagh	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

Villages		
Ballincurrig	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ballymacoda	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ballycotton	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Dungourney	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ladysbridge	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Lisgould	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Mogeely	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

Saleen	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Shanagarry/Garryvoe	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Trabolgan	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Redbarn	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.

1.9.13 The Table below lists the specific zoned sites within the East Cork Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.13: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
<b>Main Towns</b>				
Midleton	MD-R-01	Justification Test	Not applied	Previously zoned for residential use in the 2011 and 2017 LAP. Only part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Services of the Draft Development Plan.
		Existing Zonings	✓	
Midleton	MD-R-02	Justification Test	Not applied	Previously zoned for residential use (R-01) in the 2011 and 2017
		Existing Zonings	✓	

				<p>LAP. Only part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Midleton	MD-R-05	Justification Test	Not applied	<p>Previously zoned for residential use in the 2017 LAP. Only part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in</p>
		Existing Zonings	✓	



				accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Midleton	MD-R-06	Justification Test	Not applied	Previously zoned for residential use (R-09 2017 LAP) in the 2011 and 2017 LAP. Only part of the zone is at risk of flooding and inappropriate development should be avoided in that area.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Midleton	MD-R-12	Justification Test	Not applied	Previously zoned for residential use in the 2017 LAP (R-13). Only
		Existing Zonings	✓	

				<p>part of the zone is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Services of the Draft Development Plan.</p>
Midleton	MD-R-13	Justification Test	Not applied	<p>Previously zoned for residential use in the 2017 LAP (R-14). Only part of the zone is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific</p>
		Existing Zonings	✓	

				assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Midleton	MD-B-01	Justification Test	Not applied	Previously zoned for residential use in the 2011 and 2017 LAP. Part of the zone is at risk of flooding. In appropriate development should be avoided in areas at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Midleton	MD-I-01	Justification Test	Not applied	Previously zoned for the same use in the 2011 and 2017 LAP. Only
		Existing Zonings	✓	

				<p>part of the zone is at risk of flooding and in appropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Midleton	MD-I-02	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zonings	✓	<p>Previously zoned for the same use in the 2017 LAP. Only a small part of the zone is at risk of flooding and in appropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e.</p>

				verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Midleton	MD-I-03	Justification Test	Not applied	Previously zoned for the same use in the 2011 and 2017 LAP. Only part of the zone is at risk of flooding and in appropriate development should be avoided in that area.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15
		Existing Zonings	✓	

				as detailed in Chapter 11 Water Management of the Draft Development Plan.
Midleton	MD-T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zonings	✓	<p>This is the existing town centre and was previously zoned for the same use in the town development plan. Part of the zone is at risk of flooding and inappropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Midleton	MD-T-02	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zonings	✓	This area is already developed for retail use and was previously

				<p>zoned for the same use in the town development plan. Part of the zone is at risk of flooding and inappropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Midleton	MD-T-03	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zonings	✓	This area is already largely developed and was previously zoned for the same use in the town development plan. Part of the zone is at risk of flooding and inappropriate development should be avoided in that area.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Midleton	MD-T-O4	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zonings	✓	This area is already largely developed and was previously zoned for the same use in the town development plan. Part of the zone is at risk of flooding and inappropriate development should be avoided in that area.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification



				Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Midleton	MD-T-05	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zonings	✓	<p>This area is already largely developed and was previously zoned for the same use in the town development plan. Part of the zone is at risk of flooding and inappropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water</p>

				Management of the Draft Development Plan.
Midleton	MD-C-04	Justification Test	Not applied.	
		Existing Zonings	X	<p>Previously zoned as existing built-up area.</p> <p>The majority of the zone is at risk of flooding and inappropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Midleton	MD-X-01	Justification Test	✓	

		Existing Zonings	✓	<p>Previously zoned for the same use in the 2011 and 2017 LAPs. The site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Youghal	YL-I-O2 (Port related activities)	Justification Test	Not applied	<p>Previously zoned for residential use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification</p>
		Existing Zonings	✓	

				Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Youghal	YL-T-01	Justification Test	Not applied	Previously zoned for residential use in the 2005, 2011 and 2017 LAP. Part of the land is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Youghal	YL-T-04	Justification Test	Not applied	Previously zoned for residential use in the 2005, 2011 and 2017
		Existing Zonings	✓	

				<p>LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
<b>Key Villages</b>				
Castlemartyr	CM-T-01	Justification Test	Not applied	<p>Previously zoned as a Special Policy Area in the 2011 LAP and Industry in the 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification</p>
		Existing Zonings	✓	

				Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Castlemartyr	CM-B-01	Justification Test	Not applied	Previously zoned as a Business in the 2017 LAP. A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	
Cloyne	CY-T-01	Justification Test	Not applied	Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.
		Existing Zonings	✓	

				<p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Whitegate and Aghada	WG-I-05	Justification Test	Not applied	<p>Previously zoned as Industry in the 2011 and 2017 LAP. Part of the land is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15</p>

				as detailed in Chapter 11 Water Services of the Development Plan.
Killeagh	KL-T-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for Town Centre use in the 2011 and 2017 LAPS.</p> <p>Part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Killeagh	KL-B-01	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned for Business use in the 2011 and 2017 LAPS.



				<p>Part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
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Note: Proposals for ‘open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the ‘Development Plan’ Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.

## 1.10 Macroom Municipal District

- 1.10.1 The Macroom Municipal District straddles three strategic planning areas as defined in the Draft County Development Plan 2021. The majority of the Municipal District including the Main Town of Macroom is located within the Greater Cork Ring Strategic Planning Area with some western areas located within the West Cork Strategic Planning Area and the eastern portion of the Municipal District located within the County Metropolitan Cork Strategic Planning Area which includes the Metropolitan Towns within the county administrative area.
- 1.10.2 It is a predominantly rural District that accommodates an extensive network of settlements as follows:
- 1.10.3 Two main towns: Macroom and Millstreet.
- 1.10.4 Four Key Villages: Killumney/Ovens, Béal Átha an Ghaorthaidh, Ballymakeery/Ballyvourney Baile Mhic Íre / Baile Bhuirne, and Coachford.
- 1.10.5 Fourteen Villages: Aghabullogue, Aherla, Ballynora, Cloghduv, Clondrohid, Courtbrack, Crookstown, Inchigeelagh, Kilmurry, Cill na Martra, Model Village (Dripsey), Rylane/Seiscne, Stuake/Donoughmore and Upper Dripsey.
- 1.10.6 Two Other Locations: Gougane Barra and Inniscarra.

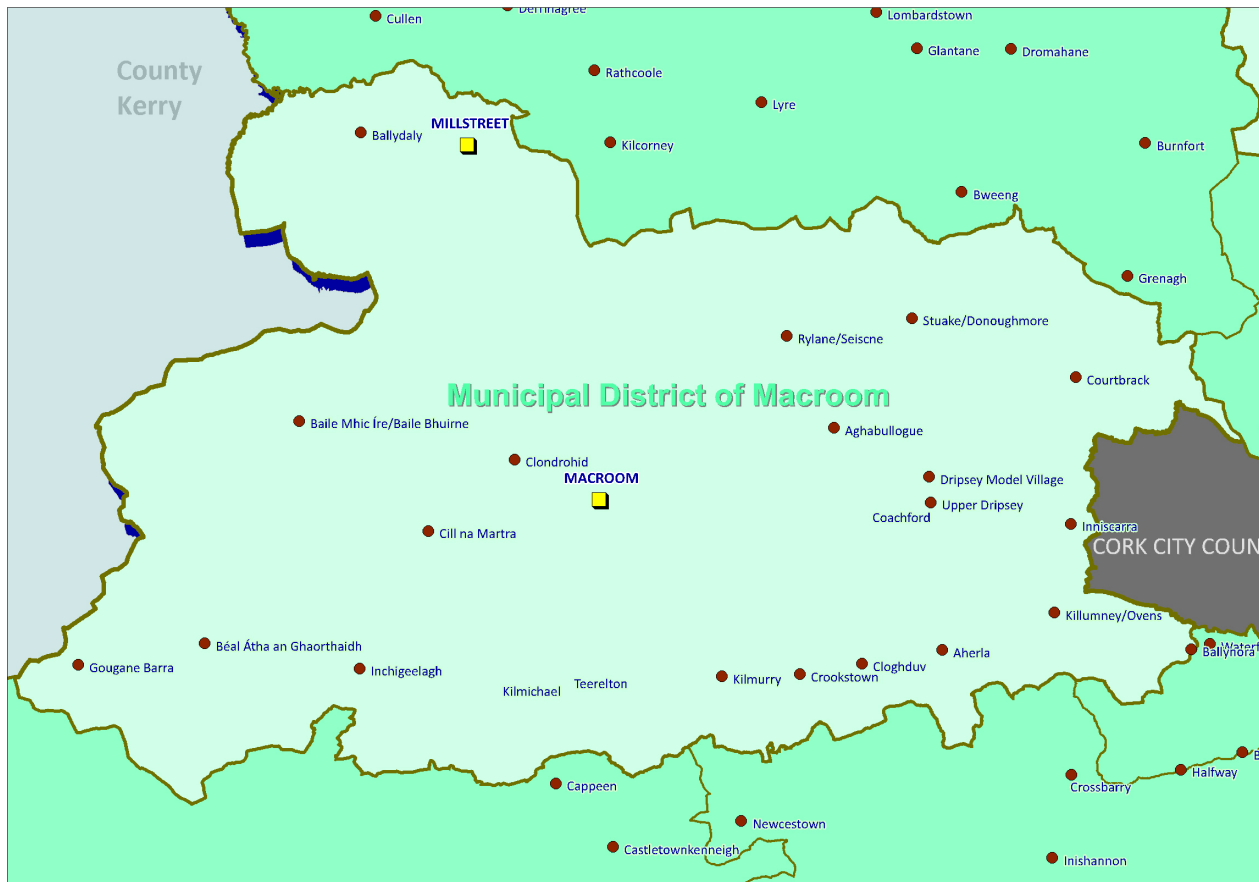


Figure 6.2.8: Macroom Municipal District

### Main Source of Flooding - Fluvial

- 1.10.7 Rivers are the primary cause of flooding in the Macroom Municipal District with flood events attributed to fluvial sources ranging from the major rivers, including the River Lee and its main tributaries, the Sullane River and the River Bride, the Bunsheelin River, the Owenboy River, the Curraheen River. The district also includes the Dripsey River and the Shournagh River, to the smaller tributaries, drains and natural lakes.
- 1.10.8 Generally fluvial flooding in the Lee catchment is as a result of prolonged heavy rainfall in the Shehy, Boggeragh and Derrynasaggart Mountains to the west and northwest of the catchment causing large volumes of water to pass down through the Sullane and Lee Rivers. This water gradually slows down as it passes through Lough Allua and the Lee reservoirs further downstream. However, the flow in the River Lee also gradually increases further downstream as more tributaries join and contribute to flows.
- 1.10.9 The River Lee has its source in the Shehy Mountains near Gougane Barra. The Lee flows from the lake of Gougane Barra as a fast passed torrent but eases at Ballingeary and flows into Lough Allua. Departing the

Lough, east it again becomes rapid before flowing into the Inniscarra reservoir created by Inniscarra Dam. Moving on, it flows out of Inniscarra Dam, a gentle river until it comes to Ballincollig weir located in Ballincollig Regional Park. It then flows into the city under Inniscarra Bridge and flows parallel to the Carrigrohane Road. Along this section gauges monitor the water levels from the Inniscarra Dam. It flows over the Lee weir and then is split into the north and south channel by a sluice. The two channels join again at the Cork docks and enter the sea at Cobh.

1.10.10 The main tributaries of the River Lee upstream of Cork City include the Sullane River, the River Laney, the Dripsey River, the River Bride, and the Shournagh River. The flows in the River Lee are influenced and partly controlled by the Carrigadrohid and Inniscarra hydro-electricity dams owned by the Electricity Supply Board (ESB).

1.10.11 The Lee catchment covers an area of approximately 2,000 square kilometres. The catchment is defined by the land area drained by the River Lee, its tributaries and Cork Harbour. To facilitate analysis of flood risk, the catchment has been broken down into nine sub-catchments as follows: Upper River Lee, Lower River Lee, Tramore/Douglas River, Kiln River, Glashaboy River, Owenacurra River, Carrigtwohill area, Owenboy River and Cork Harbour. A large part of the Blarney -Macroom Municipal District is covered by the sub catchments of the Upper Lee and Lower Lee with part falling into the Owenboy River Catchment. The Upper Lee system flows between Gougane Barra and the Inniscarra dam. The lower Lee systems runs between Inniscarra dam and the City boundary before entering Lough Mahon.

1.10.12 There is a history of frequent floods within the Lee Catchment which cause damage to public road, properties and farmland and result from both fluvial and tidal mechanisms. In the relatively recent past, notable flood events have occurred in August 1986, November 2000, November 2002, October 2004, December 2006, and more recently in November 2009.

1.10.13 Flooding downstream of Inniscarra Dam is affected by several factors including the additional flows to the River Lee from the Bridge, Shournagh and Curraheen catchments which comprise over 30% of the overall River Lee catchment area. Additionally, high tide levels and storm surges affect water levels in the River Lee in the vicinity of Cork City.

- 1.10.14 The River Sullane runs through the mountains between County Cork and County Kerry in southern Ireland. It runs through the centre of Macroom, to which it provides drinking water (and occasionally floods), joins the River Launa one kilometre east of the town, before joining the River Lee a further kilometre east.
- 1.10.15 The River Sullane flows in a North-Easterly direction towards Ballyvourney which is on the main Cork/Killarney Road. From Ballyvourney it follows close to the main road all the way to Macroom. There are no lakes to be found along its course. There are several white water stretches which make the river ideal for canoeing. It is not until the Sullane reaches the Western outskirts of Macroom that it becomes more sedate and wider. The Sullane is joined by the Larne which flows from the North of Macroom just before it meets the Lee at the Two Mile Bridge.
- 1.10.16 The Lee is joined by the Bunsheelin River at Ballingeary before flowing into Lough Allua, a chain of lakes to the east of the village. The OPW records one flood event in Ballingeary in November 2009 when torrential rain resulted in the Bunsheelin River bursting its banks at the eastern end of the village. The floodwaters caused extensive damage throughout the village.
- 1.10.17 The River Bride flows through the western end of Crookstown and along the southern part of Killumney/Ovens and is an important angling river. Some lands in close proximity to the River Bride may be liable to flooding.
- 1.10.18 Other Rivers in the Municipal District include the Delehinagh River, River Foherish, Buingea River, River Cumner, Owenboy River and Curraheen River.
- 1.10.19 The Lower Lee system runs west-east through Cork City. There is an inflow of the Dripsey River to the Inniscarra Reservoir. The Dripsey in turn flows north-south. The Dripsey River is dammed into a small lake habitat in its upper reaches in the townland of Deshart; downstream of this it takes a very natural stream profile.
- 1.10.20 The Lower Lee system runs between Inniscarra Dam and the City Boundary before entering Lough Mahon where extensive areas of mudflat define the shallows of the inner harbour between Dunkettle, Fota Island and Glounthaune. The Lower River Lee is joined by its largest tributary the Shournagh River at Leemount Bridge; the Shournagh joins the River Lee from the north at a point approximately 4 km south of Blarney. The Shournagh is in turn fed by three large tributaries; the Martin, Blarney and Owenagearagh Rivers. The

Shournagh is also fed by a very small low order tributary known as Fiddler's Brook that runs north-south entering the Shournagh directly south of the townland of Courtbrack.

1.10.21 A small river known as the 'North Bride' rises directly south of Whitechurch village and ultimately drains into the Lee at Pope's Quay in the city centre. Its upper reaches contain trout, but the stream is impacted by urban encroachment in Blackpool and becomes extensively culverted before it joins with the River Lee in the city centre. The North Bride is also joined by the Glenamought River, which supports a healthy population of Brown Trout.

1.10.22 The rivers north of the Lee follow a typical north-south drainage pattern and all ultimately drain into Cork Harbour with the exception of a number of rivers located in the northwest and northeast. The Ahadallane River, Leopard Stream and Pestingah Stream, run adjacent to the north western boundaries of the electoral area and are tributaries of the Clyda River which itself forms part of the larger River Blackwater catchment.

1.10.23 The north-eastern area is bordered by the River Bride and its adjoining eastward flowing tributaries, the Toor, Coom, Owenbawn and Glashanabrack Rivers. The Bride itself is a significant tributary of the River Blackwater.

1.10.24 The Glashaboy catchment (which includes the Butlerstown River) located immediately east of Cork City, drains the majority of the eastern proportion of the area.

#### **Addressing Flood Risk in the Macroom MD**

1.10.25 This section details the approach to Flood Risk Management adopted in the Macroom MD.

1.10.26 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.

1.10.27 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.

1.10.28 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in Table 6.2.14.

<b>Table 6.2.14: Flood Risk by Settlement in the Macroom Municipal District</b>		
<b>Settlement</b>	<b>Indicative Fluvial/ Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
Macroom	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Millstreet	Yes	
<b>Key Villages</b>		
Killumney / Ovens	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Béal Átha an Ghaorthaidh / Balingeary	Yes	
Ballymakeery/Ballyvourney Baile Mhic Íre / Baile Bhuirne	Yes	
Coachford	Yes	
<b>Villages</b>		
Aghabullogue	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Aherla	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ballynora	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.



Cloghduv	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Clondrohid	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Courtbrack	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Crookstown	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Inchigeelagh	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Kilmurry	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Cil na Matra	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Model Village Dripsey	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Rylane / Seiscne	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Stuake / Donoughmore	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.

Upper Dripsey	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
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1.10.29 The Table 6.2.15 lists the specific zoned sites within the Macroom Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.15: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
Macroom	MM R-04	Justification Test	Not Applied	-
		Existing Zonings	✓	<p>Previously zoned for residential use in the 2009 Town Council Plan.</p> <p>Part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>

Macroom	MM B-01	Justification Test	Not Applied	-
		Existing Zonings	✓	<p>Previously zoned for business use in the 2009 Town Council Plan.</p> <p>Only a small portion of the site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Macroom	MM-T-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for the same use in the 2009 Town Council Plan. Only part of the zone is at risk of flooding and inappropriate development should be avoided in that area.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative</p>

				Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Millstreet	MS-R-01	Justification Test	Not Applied	Previously zoned for residential use in the 2017 LAP.  Only a small part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zonings	✓	

Millstreet	MS-B-02	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for residential use in the 2005 LAP and Business use in the 2011 and 2017 LAP.</p> <p>Part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Millstreet	MS-B-03	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for Business use in the 2011 and 2017 LAP.</p> <p>Part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p>

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Millstreet	MS-T-01	Justification Test	Partially Applied	Part 3 of the test was not applied.
		Existing Zonings	✓	<p>This is the existing town centre area. Previously zoned for Town Centre use in the 2011 and 2017 LAPS.</p> <p>Part of the zone is at risk of flooding. Inappropriate development should be avoided in areas at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in</p>

				Chapter 11 Water Management of the Draft Development Plan.
Millstreet	MS-X-01	Justification Test	Not Applied	
		Existing Zonings	✓	<p>Previously zoned for similar uses in the 2017 LAPS.</p> <p>Part of the zone is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Millstreet	MS-U-05	Justification Test	Not Applied	<p>Zoning objective provides for a car park which is generally accepted as being a flood compatible use.</p> <p>Previously zoned for same use in the 2011 and 2017 LAPs.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with</p>
		Existing Zonings	✓	



				the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Key Villages</b>				
Killumney / Ovens	R-02	Justification Test	Not Applied	
		Existing Zonings	✓	Part of the zone may be at risk of flooding. To be confirmed as part of more detailed mapping.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Ballymakeery/Ballyvourney Baile Mhic Íre / Baile Bhuirne	X-01	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned as an opportunity site in the 2005, 2011 and 2017 LAPS.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Villages</b>				
Ballynora	C-01	Justification Test	Not Applied	
		Existing Zonings	✓	Previously zoned for similar use in the 2017 LAP.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.

## 1.11 Bandon - Kinsale Municipal District

- 1.11.1 The Bandon Kinsale Municipal District straddles three Strategic Planning Areas as defined in the Draft County Development Plan 2021. The Main settlements are both located within the Greater Cork Ring Strategic Planning Area along with most of the lower order settlements. The Key Villages of Courtmacsherry and Timoleague are located in the West Cork Strategic Planning Area and Ballinhassig (at the eastern limits of the Municipal District) is located within the Cork Metropolitan Strategic Planning Area.
- 1.11.2 It is a predominantly rural District that accommodates an extensive network of settlements as follows:
- 1.11.3 Two main towns: Bandon and Kinsale.
- 1.11.4 Six Key Villages: Ballinspittle, Belgooly, Courtmacsherry, Inishannon, Riverstick and Timoleague.
- 1.11.5 Seven Villages: Ballinadee, Ballinhassig, Butlerstown, Crossbarry, Kilbrittain, Newcestown, and Old Chapel.
- 1.11.6 Two Other Locations: Garrettstown / Garrylucas and Oysterhaven.

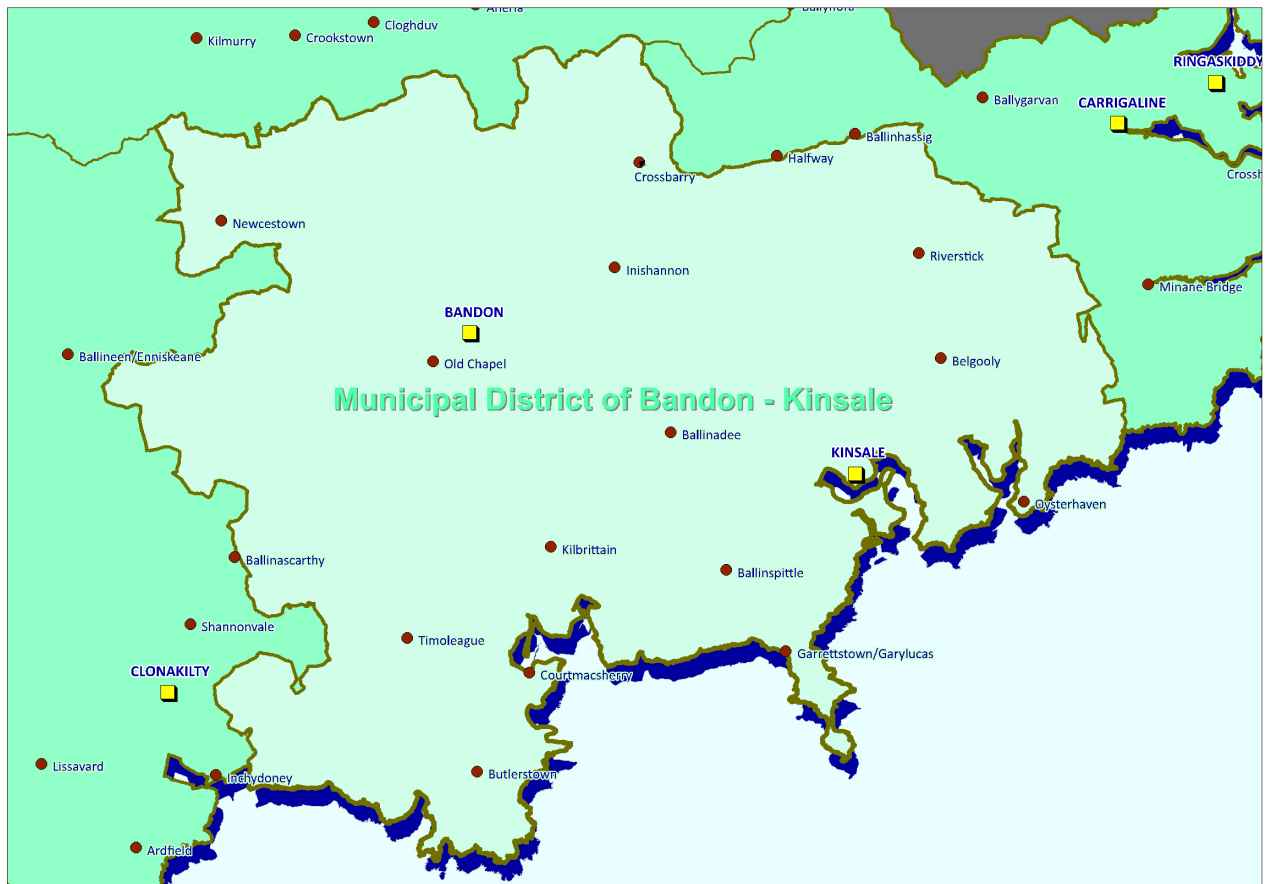


Figure 6.2.9: Bandon – Kinsale Municipal District

### Sources of Flooding

- 1.11.7 Rivers are the primary cause of flooding in the Bandon Kinsale Municipal District with flood events attributed to fluvial sources ranging from the Bandon River, Owenboy River, River Stick and their smaller tributaries and drains.
- 1.11.8 There are a number of rivers which flow through settlements in the Municipal District which include Bandon River (Bandon, Innishannon and Kinsale), Owenaboy River (Carrigaline) and the River Stick (Belgooly). The River Bandon flows in a valley cut in rocks of the Carboniferous Period (about 360 to 300 million years ago) but covered with glacial drift and alluvium. The river rises in the Maughanaclea Hills in western Cork and flows east to a point west of Kaha Bridge where it turns south, before turning east again to the southeast of

Dunmanway. It then flows in a broad fertile valley, with woodlands, to Bandon, and loops in an arc past Innishannon, where it flows southeast and then east, becoming an estuary reaching the sea in Kinsale Harbour.

1.11.9 The Lee River catchment covers an area of approximately 2,000 square kilometres. The catchment is defined by the land area drained by the River Lee, its tributaries and Cork Harbour. The Owenboy River is within the sub-catchment of the River Lee. There is a history of frequent floods within the Lee Catchment which cause damage to public roads, properties and farmland and result from both fluvial and tidal mechanisms. In the past, notable flood events have occurred in August 1986, November 2000, November 2002, October 2004, December 2006 and most recently in November 2009.

1.11.10 Recent significant flood events have included significant inundation of the floodplain along the Bandon River in Bandon Town Centre in 2009 and 2015. It should be noted that such events occur frequently. The OPW has completed implementing a €10 million flood relief scheme in the town. The scheme is a combination of dredging the existing channel by 1.8m downstream of Bandon Weir and the provision of flood defence walls on the south bank upstream and downstream of Bandon Bridge and defence walls and embankments on the northern bank spanning from Bandon Bridge to the wastewater treatment plant. Improvements to the existing flood embankments at the shopping centre are also part of the scheme.

1.11.11 The Council has put in place an early warning system for flooding (FEWS) in co-operation with the Office of Public Works and consultants as part of the towns flood management plan. This is based on monitored water level data upstream and alerts local authority staff and registered members of the public of a potential flood events.

1.11.12 Periodic flooding has occurred in low lying areas of Carrigaline in the past from the Owenboy River, which is tidal Coastal flooding, which is caused by higher sea level than normal, largely as a result of storm surge, resulting in the sea overflowing onto the land. Coastal flooding is influenced by the following three factors:

- High tide level
- Storm surges caused by high winds
- Wave action, which is dependent upon wind speed and direction, local topography and exposure.

1.11.13 In the Bandon Kinsale Municipal District, the areas of Carrigaline, Kinsale and Crosshaven are susceptible to tidal flooding. The areas at risk were identified as part of the River Lee Catchment Flood Risk Assessment and Management Study and have been dealt with at the Local Area Plan level.

1.11.14 In Kinsale the surface water drainage networks within the town generally perform adequately, however some areas in the lower portions of the town have experienced flooding such as The Long Quay and the Glen area due to excessive rainfall coupled with a high tide. Cork County Council recently commenced works on the Kinsale Main Drainage scheme to alleviate flooding problems in vulnerable locations. This drainage network comprises of several separate systems and will discharge at a number of locations including Scilly Dam, Pier Road and Denis' Quay.

#### **Addressing Flood Risk in the Bandon-Kinsale MD**

1.11.15 This section details the approach to Flood Risk Management adopted in the Kinsale Bandon MD.

1.11.16 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.

1.11.17 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.

1.11.18 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in Table 6.2.16.

**Table 6.2.16: Flood Risk by Settlement in the Bandon Kinsale Municipal District**

Settlement	Indicative Fluvial/ Coastal Flood Risk within Development Boundary	Comment
<b>Main Settlements</b>		
Bandon	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Kinsale	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Key Villages</b>		
Ballinspittle	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Belgooly	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Courtmacsherry	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e.,

		verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Inishannon	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Riverstick	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Timoleague	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Villages</b>		
Ballinadee	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ballinhassig	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Butlerstown	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Crossbarry	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.



Kilbrittain	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Newcestown	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Old Chapel	<b>Yes</b>	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
<b>Other Locations</b>		
Garrettstown / Garrylucas	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.

1.11.1 The Table below lists the specific zoned sites within the Bandon Kinsale Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.17: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
<b>Main Towns</b>				
Bandon	BD-R-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as residential in the 2011 and 2017 LAPs. Part of the area is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bandon	T-01	Justification Test	Partially applied	Part three of the test was not applied.
		Existing Zoning	✓	Previously zoned as town centre in the 2011 and 2017 LAPs. Part of the area is subject to flood risk.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bandon	T-02	Justification Test	Partially applied	Part three of the test was not applied.
		Existing Zoning	✓	Previously zoned as town centre in the 2011 and 2017 LAPs. Part of the area is subject to flood risk.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bandon	T-03	Justification Test	Partially applied	Part three of the test was not applied.

		Existing Zoning	✓	<p>Previously zoned as town centre in the 2011 and 2017 LAPs. Part of the area is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Bandon	T-O4	Justification Test	Partially applied	Part three of the test was not applied.
		Existing Zoning	✓	<p>Previously zoned as town centre in the 2011 and 2017 LAPs. Part of the area is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in</p>

				Chapter 11 Water Management of the Draft Development Plan.
Bandon	BD-X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for similar uses in the 2011 and 2017 LAPs. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Bandon	BD-X-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for similar uses in the 2017 LAP. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in</p>

				accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Kinsale	T-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for town centre uses in the Kinsale Town Council Plan 2009. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Kinsale	KS-C-03	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for community uses in the 2017 LAP. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development</p>

				Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Key Villages</b>				
Ballinspittle	U-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned for similar use in the 2017 LAP. Part of the area is at risk of flooding.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Riverstick	U-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned for similar use in the 2017 LAP. Part of the area is at risk of flooding.

				A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Timoleague	B-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for Industry in the 2005 LAP, and Business in the 2011 and 2017 LAP. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>



Note: Proposals for 'open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the 'Development Plan' Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.

## 1.12 West Cork Municipal District

1.12.1 The West Cork Municipal District lies entirely within the West Strategic Planning Area as defined in the Draft County Development Plan 2021. It is a predominantly rural District that accommodates an extensive network of settlements as follows:

1.12.2 Six main towns: Clonakilty, Bantry, Skibbereen, Dunmanway, Castletownbere and Schull.

1.12.3 Nine Key Villages: Ballineen / Enniskeane, Baltimore, Ballydehob, Drimoleague, Durrus, Glengarriff, Leap, Rosscarbery and Union Hall

1.12.4 West Cork Island Communities: Bere Island, Dursey Island, Heir Island, Long Island, Oileán Chléire, Sherkin Island and Whiddy Island

1.12.5 Fifteen Villages: Allihies, Ahakista, Ardfield, Ardgroom, Ballinascarthy, Ballylickey, Castletownshend, Crookhaven, Drinagh, Eyeries, Glandore, Goleen, Kealkill, Kilcrohane and Shannonvale.

1.12.6 Other Locations: Barleycove, Inchydoney, Owenahincha and Tragumna.

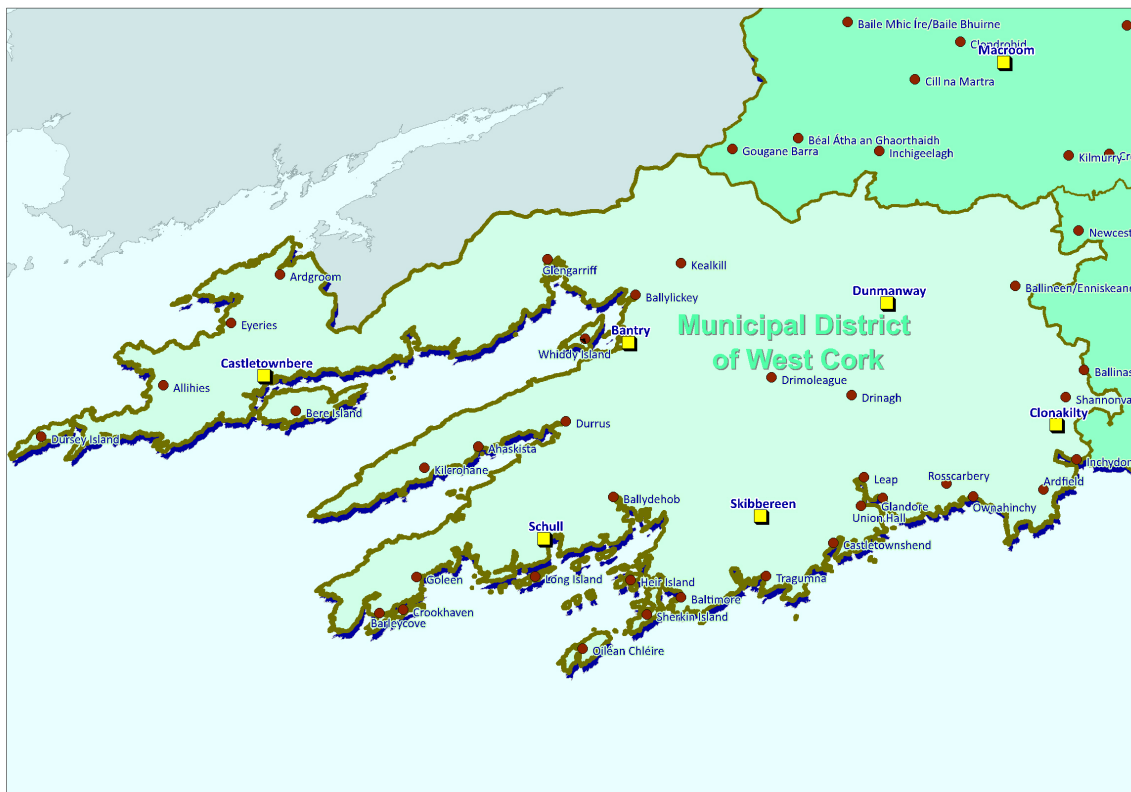


Figure 6.2.10: West Cork Municipal District

### Sources of Flooding

1.12.7 Rivers are the primary cause of flooding; with flood events attributed to fluvial sources ranging from the major rivers, including the River Bandon, the Ilen River, the Argideen, Mealagh River and the Feagle River, to the smaller tributaries, drains and natural lakes.

### Rivers in the West Cork Municipal District Area.

1.12.8 There are a number of rivers which flow through settlements in the MD area which include; Bandon River (Dunmanway, Ballineen / Enniskeane), Ilen River (Skibbereen), Feagle River (Clonakilty), Argideen River, Owenkeagh River, Roury and Ruagagh River and Mealagh River (Bantry).

1.12.9 The Bandon River forms to the north of Dunmanway and flows to the east of Dunmanway and its course continues to the south of Ballineen / Enniskeane and to Bandon Town. The River represents a significant flood risk to parts of these settlements in addition to the wider rural area and river floodplain. The Ilen River which forms to the north of Skibbereen and through a series of tributaries which include the Ruagagh and Saivnose flows south to Skibbereen town. The River represents a significant flood risk to parts of Skibbereen town centre. The Feagle River which forms to the west of Clonakilty Town flows on an eastward path through the town and on to Clonakilty Bay. The River represents a significant flood risk to parts of Clonakilty town centre.

1.12.10 There are a number of rivers which flow through settlements in the MD area which include; Mealagh River (Bantry), Ovane River (Ballylickey, Pearson's Bridge & Kealkill), Glengarriff, Reenmeen and Dromgarriff Rivers (Glengarriff), Rathruane and Bawnaknocknane Rivers (Ballydehob), Four Mile Water and Ahanegavanagh Rivers (Durrus), Ahakista and Reenacappul Rivers (Ahakista), Ballydonegan River (Allihies), Kealincha River (Eyeries), Owenagappul River (Ardgroom), Coomhola River (Coomhola), Owenashinguan River (Dromore) and Rossmackowen River (Rossmackowen).

### Coastal Flooding

1.12.11 In the Municipal District, the areas of Clonakilty, Baltimore, Courtmacsherry, Timoleague, Rosscarbery, Union Hall, Inchydoney and Owenahincha, Bantry, Castletownbere, Schull, Ballydehob, Durrus, Glengarriff, the

West Cork Islands, Ahakista, Ballylickey, Crookhaven, Goleen, Kealkill, Adrigole and Barleycove are or may be susceptible to tidal flooding due to their coastal locations.

#### **Addressing Flood Risk in the West Cork MD**

1.12.12 This section details the approach to Flood Risk Management adopted in the West Cork MD.

1.12.13 As part of the review of the Draft Development Plan, all zoned lands in areas at risk of flooding have been considered in the context of the flood zone maps.

1.12.14 The inclusion of the flood zone information on the settlement maps of the Municipal District is the first step in managing flood risk in the future. The mapping provides for an improved understanding of flood risk issues within the County. The maps indicate the extent of flood zones that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.

1.12.15 Flood risk to each settlement has been appraised based on the Indicative Flood Zones which cross the settlement boundary and is summarised in Table 6.2.18.

**Table 6.2.18: Flood Risk by Settlement in the West Cork Municipal District**

Settlement	Indicative Fluvial/ Coastal Flood Risk within Development Boundary	Comment
<b>Main Settlements</b>		
Clonakilty	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Bantry	Yes	
Skibbereen	Yes	
Dunmanway	Yes	
Castletownbere	Yes	
<b>Schull</b>	Yes	
<b>Key Villages</b>		
Ballineen / Enniskeane	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Baltimore	Yes	
Ballydehob	Yes	
Drimoleague	Yes	
Durrus	Yes	
Glengarriff	Yes	

Leap	Yes	
Rosscarbery	Yes	
Union Hall	Yes	
<b>West Cork Island Communities</b>		
Bere Island	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Dursey Island	Yes	
Heir Island	Yes	
Long Island	Yes	
Oileán Chléire (Cape Clear)	Yes	
Sherkin Island	Yes	
Whiddy Island	Yes	
<b>Villages</b>		
Allihies	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Ahakista	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ardfield	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Ardgroom	Yes	

Ballinascarthy	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Ballylickey	Yes	
Castletownshend	Yes	
Crookhaven	Yes	
Drinagh	No	Indicative Flood Zone Mapping does not indicate a fluvial risk. See Paragraph 1.3.8 regarding the need for further assessment.
Eyeries	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Glandore	Yes	
Goleen	Yes	
Kealkill	Yes	
Kilcrohane	Yes	
Shannonvale	Yes	
<b>Other Locations</b>		
Barleycove	Yes	All developments within the indicative Flood Zone Areas will need to comply with the flood risk assessment procedure detailed in the Draft Plan in Chapter 11: Water Management i.e., verification of Indicative Flood Zone mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site-specific assessment, as appropriate.
Inchydoney	Yes	
Owenahincha	Yes	
Tragumna	Yes	

1.12.16 The Table below lists the specific zoned sites within the West Cork Municipal District that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 6.2.19: Specific Land Use Zonings within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
<b>Main Settlements</b>				
Clonakilty	CK-I-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as Industry in the 2011 and 2017 LAPs. A portion of the site is at risk of flooding.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Clonakilty	CK-T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	Previously zoned as Town Centre in the in the Clonakilty Town Plan. Lands are substantially at risk of flooding.



				A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Clonakilty	CK-T-02	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	Previously zoned as Town Centre in the in the Clonakilty Town Plan. Lands are substantially at risk of flooding.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bantry	BT R-02	Justification Test	Not applied	

		Existing Zoning	✓	<p>Previously zoned as Residential in the 2005, 2011 and 2017 LAPs. A portion of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Bantry	BT R-03	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Residential in the 2005, 2011 and 2017 LAPs. A portion of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in</p>

				Chapter 11 Water Management of the Draft Development Plan.
Bantry	BT I-01 No flooding shown on Lap MAPS.	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as Industry in the 2017 LAPs.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bantry	BT B-01 No flooding shown on Lap MAPS.	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as Business in the 2017 LAPs.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in

				Chapter 11 Water Management of the Draft Development Plan.
Bantry	BT B-02 No flooding shown on Lap MAPS.	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as Business in the 2017 LAPs.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bantry	BT T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	Previously zoned as Town Centre in the in the 2005, 2011 and 2017 LAPs. Part of the site is subject to flood risk.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13,

				WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Bantry	BT T-02	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	<p>Previously zoned as Town Centre in the in the 2005, 2011 and 2017 LAPs. Only a small portion of the site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Bantry	BT X-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2011 and 2017 LAPs.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site</p>

				specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Skibbereen	SK-I-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Industry in the Skibbereen Town Plan 2009. Part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Skibbereen	SK-I-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Industry in the Skibbereen Town Plan 2009. Part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with</p>

				the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Skibbereen	SK-B-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Business in the 2017 LAP. Part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Skibbereen	SK-B-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Business in the 2017 LAP. Part of this site is subject to flood risk.</p>

				A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Skibbereen	SK-T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	Previously zoned as Town Centre in the Skibbereen Town Plan 2009. Lands are substantially at risk of flooding.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Dunmanway	DY-I-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as Industry in the 2005, 2011 and 2017 LAPS.



				<p>Part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Dunmanway	DY-B-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Business in the 2005, 2011 and 2017 LAPS.</p> <p>Part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in</p>

				Chapter 11 Water Management of the Draft Development Plan.
Dunmanway	DY-B-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Business in the 2005, 2011 and 2017 LAPS.</p> <p>Part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Dunmanway	DY-T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	<p>Previously zoned as Town Centre in the 2017 LAPS. Only part of the site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site</p>

				specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Dunmanway	DY-T-02	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	Previously zoned as Town Centre in the 2005, 2011 and 2017 LAPs. Only part of the site is subject to flood risk.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Castletownbere	CR-R-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned as Residential in the 2005, 2011 and 2017 LAPS.  Only a small part of this site is subject to flood risk.

				A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Castletownbere	CR-R-03	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as Residential in the 2005, 2011 and 2017 LAPS.</p> <p>Only a small part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Castletownbere	CR-I-01	Justification Test	Not applied	

		Existing Zoning	✓	<p>Previously zoned as Industry in the 2005, 2011 and 2017 LAPS.</p> <p>Only a small part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Castletownbere	CR-T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	<p>Previously zoned as Town Centre in the 2005, 2011 and 2017 LAPS. Only part of the site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13,</p>

				WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Castletownbere	CR-C-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for Community Use in the 2011 and 2017 LAPS.</p> <p>Only a small part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Castletownbere	CR-U-10	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for infrastructure and Utilities Use in the 2011 and 2017 LAPS.</p> <p>Only a small part of this site is subject to flood risk.</p>

				A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Castletownbere	CR-X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2011 and 2017 LAPS.</p> <p>Only a small part of this site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Schull	I-01	Justification Test	Not applied.	

		Existing Zoning	✓	<p>Previously zoned for a similar use in the 2017 LAP. The site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Schull	T-01	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	<p>Previously zoned as Town Centre in the 2005, 2011 and 2017 LAPs. The site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in</p>



				Chapter 11 Water Management of the Draft Development Plan.
Schull	T-02	Justification Test	Partially applied	Part 3 of the test was not applied.
		Existing Zoning	✓	<p>Previously zoned as Town Centre in the 2005, 2011 and 2017 LAPs. The site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
<b>Key Villages</b>				
Baltimore	X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for as 'Special Policy Area' n the 2005, 2011 and 2017 LAPs. The site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site</p>

				specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Baltimore	X-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for as ‘Special Policy Area’ n the 2005, 2011 and 2017 LAPs. The site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Baltimore	X-03	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned for as ‘Special Policy Area’ n the 2005, 2011 and 2017 LAPs. The site is subject to flood risk.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with</p>

				the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Drimoleague	X-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned for a similar use in the 2017 LAPs. The site is subject to flood risk.  A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
<b>Villages</b>				
Ahakista	B-01	Justification Test	Not applied	
		Existing Zoning	✓	Previously zoned for Business (marine related development) in the 2011 and 2017 LAPs. The site is subject to flood risk.

				<p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Goleen	X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2011 and 2017 LAPs. Large parts of the site are at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Goleen	X-02	Justification Test	Not applied	

		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2017 LAP. A small part of the site are at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Shannonvale	X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2011 and 2017 LAPs. Large parts of the site are at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in</p>

				Chapter 11 Water Management of the Draft Development Plan.
<b>Other Locations</b>				
Barleycove	X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2011 and 2017 LAPs. A small portion of the site is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Barleycove	X-02	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2011 and 2017 LAPs. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development</p>

				Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Owenahincha	X-01	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2005, 2011 and 2017 LAPs. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.</p>
Owenahincha	X-03	Justification Test	Not applied	
		Existing Zoning	✓	<p>Previously zoned as a Special Policy Area in the 2005, 2011 and 2017 LAPs. Part of the area is at risk of flooding.</p> <p>A site-specific flood risk assessment will be required. i.e. verification of Indicative</p>

				Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
Owenahincha	U-01 (Car Park)	Justification Test	Not Applied	Zoning objective provides for a car park which is generally accepted as being a flood compatible use.  A site-specific flood risk assessment will be required. I.e. verification of Indicative Flood Zone Mapping, compliance with the requirements of the Development Plan Justification Test, and detailed site specific assessment, as appropriate, in accordance with Objectives WM 11 – 13, WM 11-14, and WM 11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan.
		Existing Zoning	✓	

Note: Proposals for ‘open space or outdoor recreation development have not been included in the table above because these are normally water compatible forms of development, and therefore do not need to be subjected to the ‘Development Plan’ Justification Test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.



## 1.13 Flood Risk and Development Management

- 1.13.1 All applications for planning permission falling within Flood Zones ‘A’ or ‘B’ will need to comply with Chapter 5 of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required. In order to reflect the possibility that the ‘Indicative Flood Extent Maps’ may inevitably include some localised uncertainties; the site-specific flood risk assessment process is divided into two stages.
- 1.13.2 The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action. These issues are covered in detail in paragraph 11.11.20 of Chapter 11 Water Management of the Draft Plan. Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered.
- 1.13.3 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development. Where the site does not benefit from a specific zoning objective and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless the criteria set out in objective WM 11-15 of the Draft Plan are satisfied.
- 1.13.4 The following key requirements for the management of development in areas at risk of flooding shall be adhered to:
- Minor proposals for development, for example small extensions to existing houses or changes of use, in areas at moderate to high risk of flooding should be assessed in accordance with Planning Guidelines: The Planning System and Flood Risk Management.
  - Where flood risk constitutes a significant environmental effect of a development proposal, a subthreshold EIS may be triggered. Screening for EIA should be an integral part of all planning applications in areas at risk of flooding.

- Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels. Addressing flood risk in the design of new development should consider the following:
  - Locating development away from areas at risk of flooding, where possible.
  - Substituting more vulnerable land uses with less vulnerable ones.
  - Identifying and protecting land required for current and future flood risk management, such as conveyance routes, flood storage areas and flood protection schemes etc.
  - Addressing the need for effective emergency response planning for flood events in areas of new development.
- Site layout, landscape planning and drainage of new development must be closely integrated to play an effective role in flood-reduction. As such, proposals should clearly indicate:
  - The use of Sustainable Drainage Systems (SuDS) to manage surface water run-off.
  - Water conveyancing routes free of barriers such as walls or buildings.
  - The signing of floodplain areas to indicate the shared use of the land and to identify safe access routes.
- To ensure that adequate measures are put in place to deal with residual risks, proposals should demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. Such measures include the design and specification of internal building services and finishes. Further detail on flood resilience and flood resistance are included in the Technical Appendices of the Planning Guidelines, The Planning System and Flood Risk Management.

## 1.14 Recommendations

### Recommendations

- 1.14.1 The zoning of land or the designation of other lands or settlements for development is being considered in this Draft County Development Plan. Therefore, this SFRA has been prepared at a strategic level, providing information on the spatial distribution of flood risk within the County settlement network, including details of the adoption of the sequential approach to flood risk management and identify where the justification approach was applied. This SFRA has also provided a strategic assessment of all types of flood risk and existing information and data sources to inform strategic land-use planning decisions.
- 1.14.2 It is recommended that where land-use planning decisions are made in areas identified at risk of flooding in any Local Area Plan or Special Local Area Plan, more detailed flood risk assessments will need to be carried out.
- 1.14.3 In areas identified as being at risk from flooding, this SFRA recommended the inclusion of suitable text in Chapter 11 of the Draft County Development Plan to develop a county wide framework to address the issue of flood risk and to ensure that development proposals shall be the subject of a site-specific Flood Risk Assessment and be carried out in line with the Ministerial Guidelines.
- 1.14.4 In some cases, the draft Development Plan includes certain zonings in areas at risk of flooding as a response to a desire to retain zonings where planning permission has been granted or where the zoning had already been made in a previous plan or where, due to the extent of the flood risk area identified within the site, it was felt that an appropriate layout could be achieved in any future development that would avoid development of the flood risk area. These zonings were retained with precautionary 'flooding text' included in the specific zoning objective. It is recommended that should these sites not come forward for development prior to the next review of the plan, consideration be given to either removing the existing zoning for all types of development or replacing the existing zoning with a zoning objective for a less vulnerable water compatible use.

### Approach to Development in Areas at Risk of Flooding

- 1.14.5 Where development is proposed within an area at risk of flooding, either on land that is subject to a specific zoning objective, lands within the "existing built up area" of a town or within a development boundary of a village, intending applicants need to comply with the provisions of Objectives WM 11 – 13, WM 11-14, and WM

11-15 as detailed in Chapter 11 Water Management of the Draft Development Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’.

## 1.15 Managing Flood Risk in the Future

1.15.1 The inclusion of Flood Zone maps for the settlements of the Municipal Districts is the first step in managing flood risk in the future. The maps are primarily intended to function as a screening tool. They are not a substitute for detailed hydraulic modelling, such as may be required to assess the level of flood risk for a specific development. The flood maps should be used to guide decision making when determining whether a detailed Flood Risk Assessment is required for any given site. The maps are intended for guidance, and cannot provide details for individual properties.

### Monitoring and Review

1.15.2 Information in relation to flood risk will be monitored and reviewed by the Council and the Flood Risk Assessment will be updated as appropriate as new information becomes available. There are a number of key outputs from possible future studies and datasets which could inform any update of the FRA as availability allows. A list of potential sources of information which will inform an FRA review is provided in the table below.

1.15.3 As stated, this SFRA does not account for pluvial flooding as this did not form part of the available flood mapping. It is intended to address as part of the updated SFRA process which will make use of new maps and methodology after publication of the Draft Plan. Pluvial flooding is referred to in the SEA recommendations to the Draft Plan and identifies those sites where a pluvial issue applies so that this may be readily identified and addressed as part of the updated SFRA.

<b>Data</b>	<b>Source</b>	<b>Timeframe</b>
County Development Plan Updates	Cork County Council	2021
Flood maps of other sources, such as canal breach and drainage networks	Various	Unknown
Significant Flood Events	Various	Unknown

Changes to Planning and /or Flood Management Policy	DoEHLF / OPW / Cork County Council	Unknown
Detailed FRAs	Various	Unknown
Flood Defense Feasibility/ Design Reports	OPW Primarily	Unknown

**Section 3:**

**Habitats Directive**

**Screening Assessment Report**

**and Natura Impact Report**

**Draft Cork County Development Plan**

**April 2021**

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## Chapter 1 Introduction

### 1.1 Context

Cork County Council is in the process of preparing the Cork County Development Plan 2022-2028. This is a plan which will guide the development of the county for the next decade. It will largely inform where new houses will be built and where investment in employment and associated infrastructure including roads and water services will be directed.

### 1.2 Appropriate Assessment and Land Use Planning

In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) as provided for in part XAB of the Planning and Development Act 2000 as amended, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura Sites or European Sites<sup>1</sup>), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether the implementation of plan policies could have negative consequences for the habitats or plant or animal species for which these sites are designated. This assessment process is called Appropriate Assessment (AA) and must be integrated into all stages of the plan making process.

For the preparation of Land Use plans, appropriate assessment is an iterative process which runs parallel to and informs the plan making process. It involves analysis and review of draft policies as they emerge during each stage of plan making, to ensure that their implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for policies and zoning proposals set out in the plan to contribute to impacts which on their own

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<sup>1</sup> European sites include Special Areas of Conservation designated under the Habitats Directive and Special Protection Areas designated under the Birds Directive. Special Areas of Conservation are sites that are protected because they support habitats and/or plant and animal species that have been identified to be threatened at EU community level. Special Protection Areas are sites that are protected for the conservation of species of birds that are in danger of extinction or are rare or vulnerable. Special Protection Areas may also be sites that are particularly important for migratory birds. Such sites include internationally important wetlands.

may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans, programmes, policies or projects.

The process may result in the development of new policy areas and/or the modification or removal of certain policies to be presented in the final plan. The results of this analysis and review are presented in reports which are produced as necessary for at each stage of the plan making process.

The requirement to carry out appropriate assessment derives from Article 6(3) of the Habitats Directive which states the following:

***Habitats Directive Article 6(3)***

*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

EU and National Guidance breaks the requirements of this article down into two stages. These are

- Screening; and
- Appropriate Assessment

**Screening:** The purpose of screening is to determine whether a plan or project needs to be subject to appropriate assessment. The screening process requires a determination be made as to whether, in view of best scientific knowledge, the plan or project, individually or in combination with other plans or projects, is likely to have a significant effect on one or more European sites. For land use plans, this involves examining the policies of the plan and considering whether their implementation could have the potential to give rise to significant negative effects on one or more European sites. The assessment must include consideration as to the potential for the plan to contribute to significant effects when considered 'in combination' with effects arising from other plans or

projects. In accordance with EU and national guidance and case law, the screening trigger for appropriate assessment is very light. The mere probability or a risk that the plan or project might have a significant effect on a European site is sufficient to trigger a requirement for appropriate assessment at screening stage.

**Appropriate Assessment:** Appropriate assessment is an assessment of the potential for a plan or project to adversely affect the integrity of one or more European Sites. It is required where a screening determination fails to exclude the potential that the plan could give rise to significant negative effects on one or more European site. It is informed by scientific data and evidence which is presented in a Natura Impact Statement (projects) or a Natura Impact Report (plans). The assessment is made taking account of the conservation objectives which have been established for the qualifying interests of all relevant European sites.

In relation to the appropriate assessment of land use plans, where the assessment process identifies that a draft plan may give rise to adverse effects on the integrity of a European site, alterations to the plan should be made through the amendments process. In the event that adverse effects on the integrity of one or more European sites cannot be ruled out, the plan may not be adopted. The Habitats Directive provides for a derogation procedure (set out in Article 6(4)) which can allow a plan or project to proceed despite a finding that it would give rise to adverse effects on the overall integrity of one or more Natura 2000 sites. Derogation procedures can only be progressed in very limited circumstances and are not discussed further here.

### 1.3 Appropriate Assessment Requirements in the Planning and Development Act

The requirements for screening and carrying out appropriate assessment of development plans are set out in Part XAB of the Planning and Development Act. The competent authority for completing both the screening assessment and the appropriate assessment for development plans is the Planning Authority for whose area the development plan is made (S177 S(2)(c)).

The act requires the compilation of a **Natura Impact Report** by the competent authority where it is determined that appropriate assessment of a development plan is required (S177T(3)(c)). It also requires that the appropriate assessment include a determination by the competent authority under Article 6.3 of the Habitats Directive as to whether the draft land use plan would adversely affect the integrity of a European site.

The Natura Impact Report is defined in the act to be ‘a statement of the implications of the plan, on its own or in combination with other plans or projects, for one or more than one European site, in view of the conservation objectives of the site or sites’ and is required to ‘include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for one or more than one European site in view of the conservation objectives of the site or sites.’

Section 177V of Planning and Development Act requires that the competent authority have regard to the Natura Impact Report, any information or advice obtained by the competent authority and any other relevant information in the completion of the appropriate assessment.

The plan may not be adopted on foot of an appropriate assessment, if it is found that it will give rise to adverse effects on one or more European sites, or if uncertainty remains in relation to potential adverse effects of the plan for one or more European sites.

## 1.2 Appropriate Assessment of the draft Cork County Development Plan

In accordance with section 177U of the Planning and Development Act as amended, the draft County Development Plan has been screened to determine whether it should be subject to appropriate assessment. The conclusion of that process was that an appropriate assessment of the draft plan was required, as it could not be excluded based on objective information, that the draft plan, individually or in combination with other plans or projects, will have a significant effect on 42 European Sites.

The draft plan has also been subject to an appropriate assessment and this document contains the conclusions of the screening assessment and the conclusions of the appropriate assessment (the AA determination).

The report has been compiled by the Ecology Office of Cork County Council with the support of the Environment Department of Cork County Council. The Ecology Office also provided ecological advice and inputs to the County Development Plan Planning Team during the plan drafting period and contributed to the writing of the biodiversity section of the Biodiversity and Environment Chapter of the draft plan. Many of the recommendations which were made by the Ecology Team have been incorporated into the draft County Development Plan. In

particular, detailed assessments of the functioning of individual waste-water treatment systems in individual catchments informed the allocation of population targets at settlement level in the Blackwater Catchment.

## Chapter 2 How this Report Was Prepared

### 2.1 Legislation and Guidance Documents

The guiding legislation for the preparation of this document is:

- Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (also known as the ‘Habitats Directive’);
- Council Directive 2009/147/EC on the conservation of wild birds, codified version, (also known as the ‘Birds Directive’);
- Planning and Development Act 2000 as amended.
- European Communities (Birds and Natural Habitats) Regulations 2011 as amended

Regard has also been had to the following guidelines:

- European Communities, Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive, Updated November 2018;
- European Communities, Assessment of plans and projects significantly affecting Natura 2000 sites, Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, November 2001; and
- European Union, EC Natura and Spatial Planning 2017
- Local Government and Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009.

This has been a desk top assessment relying on European site data available through National Parks and Wildlife Service website [www.NPWS.ie](http://www.NPWS.ie) , water quality and other environmental data as necessary.

## 2.2 Consultation

This report, with the draft Cork County Development Plan and the Environmental Report, has been referred to statutory consultees and is available for public consultation from Thursday 22<sup>nd</sup> April to Thursday 1<sup>st</sup> July 2021. Members of the public and other interested stakeholders and statutory consultees can submit any comments or observations on the plan, this report or the Environmental Report within this time period. Any submissions will be considered, and a decision made as to whether it is necessary or appropriate to amend the draft plan to reflect the issues raised. The plan and this report are now available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie).

## 2.3 Gaps, Limitations and Difficulties

The information contained in this report is based on a desktop review of information relating to these sites and to the habitats and species that they support. References and data used are cited in the back of this report

## Chapter 3 Description of the Draft Plan

The draft plan has seven volumes:

- Volume One: County at Large – includes development, economic and environmental policies;
- Volume Two: Heritage and Amenity – includes lists of sites and places to which policy in volume one applies;
- Volume Three: North Cork – includes settlement specific policies for the towns and villages of the Fermoy and Kanturk Mallow Municipal Districts.
- Volume Four: South Cork - includes settlement specific policies for the towns and villages of the Carrigaline, Cobh, East Cork and Macroom Municipal Districts.
- Volume Five: West Cork - includes settlement specific policies for the towns and villages of the Bandon Kinsale and West Cork Municipal Districts.
- Volume Six: Environmental Reports - includes the Strategic Environmental Assessment, Natura Impact Report (this report) and Strategic Flood Risk Assessment reports.
- Volume Seven: Map Browser – displays relevant details including boundaries of settlements, protected sites and areas of the county to which policies (eg landscape, wind energy) apply.

The focus of this assessment and report is on the policy objectives included in Volume 1 – County at Large and Volumes 3, 4 and 5 which contain settlement specific policy and zoning proposals. These sections of the plan are described here.

## Volume 1 - County At Large Main Text and Objectives

### Chapter 1 Introduction

This chapter details the principles on which the draft plan is based, the National and Regional Planning Policy and the legislative context within which the draft Plan was prepared. It describes the structure of the plan and the process for completing the plan making process.

### Chapter 2 Core Strategy

The Core Strategy identifies a target growth in population of 60,913 for the county for the period 2016-2028 and sets out the target distribution of this population growth with 25% of the total new housing units allocated to the villages and rural areas and 75% to the towns. The county is divided into four Strategic Planning Areas.

Priority is given to the development of the Metropolitan Strategic Planning Area which is around the city and 51.3% of total population growth is assigned to this area, equivalent to 31,286 persons. A corresponding need for 13,543 additional housing units is also recognised. The Ring Strategic Planning Area is assigned 27.3% of total population growth, equivalent to 16,614 persons with a housing requirement of 8,765 units; the North Strategic Policy Area gets 11.7% of total population growth equivalent to 7,132 persons with a need for 3,701 housing units, while in the West population growth is equivalent to 9.7% of the total for the county at 5,881 persons and there is a requirement for 3,343 housing units.

In the previous Plan a single household occupancy size was used for the entire County. In preparing this Core Strategy a more refined approach to average household size has been applied at a Strategic Planning Area Level. A key consideration of this Core Strategy is to aim to reach an average household size of 2.5 by 2040. It is expected that the average household size in 2028 will be 2.63 for Cork County as a whole.

This chapter observes the potential of settlement networks including the North Cork Agri-Food Network which is made up of Charleville, Fermoy, Mitchelstown with Mallow as the Key Town leveraging significant potential

from food and beverage and agri-tech assets; and West Cork Marine Network which is a network based on the N71 West Cork to South Kerry Corridor across settlements of Clonakilty as the Key Town with Skibbereen, Bantry, Schull and Castletownbere, leveraging significant marine economy, tourism, food and beverage, digital and other assets with strategic transport connections to the Cork Metropolitan Area. The planned new town of Monard is included in the Urban Expansion Area, in which it is planned to establish a suburban rail network. Some lands use proposals in this area, including the commencement of the Strategic Development Zone at Monard will be delivered after the lifetime of the Plan.

This chapter also sets out the Settlement Hierarchy for the county comprising the Metropolitan Area Towns, Key Towns, Ring Towns, County Towns, Key Villages, West Cork Island Communities, Villages, and other locations, and the strategic objectives for the development of each Strategic Planning Area.

The plan also outlines policy considerations including: Joint Retail Policy; Rural Housing Strategic Policy; Economic Strategy; Environmental Strategy; Climate Change Strategy; Transport Strategy; and Marine Spatial Planning / National Marine Planning Framework. Further details on these strategies in the relative chapters in Volume 1 on the draft Plan.

### Chapter 3 Settlements and Placemaking

This chapter describes the settlement network of the County and includes strategic aims for the various settlement types including the **Metropolitan Towns** – Carrigaline, Carrigtwohill, Cobh, Midleton, Monard and Passage West; **Hub Town** – Mallow; **Ring Towns** – Bandon, Fermoy, Kinsale, Macroom and Youghal; **County Towns** – Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown, Newmarket, Bantry, Castletownbere, Clonakilty, Dunmanway, Schull and Skibbereen; as well as the **Key Villages and Other Locations** - 164 no settlements. The broad objectives for these settlements are to

- support significant growth in population and employment primarily in the Metropolitan Towns and in Mallow; and
- support a better balance of development between the towns and their hinterland, improving and supporting the retention of key services and supporting levels of growth which reflect the character of



each place where water and waste-water services permit in the ring towns, county towns and key villages.

The chapter also references networks of settlements including the North Cork Agri-Food Network incorporating the towns of Charleville, Fermoy, Mitchelstown and Mallow where investment food and beverage and agri-tech assets is the target to stimulate economic growth; the West Cork Marine Network incorporating Clonakilty, Skibbereen, Bantry, Schull and Castletownbere, where investment in the marine economy, tourism, food and beverage, digital and other assets is the target to stimulate economic growth; and the County Ring Network incorporating Mallow, Bandon, Kinsale, Fermoy, Macroom and Youghal, all towns with strong links into the Metropolitan area where the potential for sustainable employment led growth is identified as a target.

The chapter includes an introduction to the concept of placemaking and emphasizes the need and desire to achieve compact urban growth requiring 30% of new housing development to be delivered within the built envelope of towns and villages. It includes objectives to support the delivery of high-quality public realm across the settlement network in Cork through the delivery of healthy placemaking.

#### Chapter 4 Housing

This chapter sets out the general planning policies and principles for the provision of housing in County Cork. The chapter also gives guidance on appropriate housing densities and housing mix in the towns and villages, making provision for specialised housing requirements providing for the needs of communities. The chapter includes objectives requiring the reservation of 10% of lands zoned for residential/housing or lands zoned for a mixture of residential/housing and other uses to be made available for social and affordable housing. It also addresses the provision of student accommodation and accommodation for travellers.

#### Chapter 5 Rural

This chapter outlines the Council's objectives and principles for the sustainable management, protection and renewal of rural, coastal and island areas and communities. Different types of rural area are identified and described, and the chapter identifies the persons who will qualify to build new houses within each of the given types of rural area which are also identified on the County Development Plan Map Browser. In accordance with

policy set out in this chapter, all houses built within rural areas must also comply with other relevant plan policies and take account of site suitability from an environmental and landscape perspective.

The chapter describes the City/Metropolitan Greenbelt as well as individual town greenbelts and sets out the planning principles which will apply in these.

The chapter includes objectives which discourage urban generated housing in rural areas and which are supportive of facilitating the provision of housing for people with a rural generated housing need within their rural communities. The chapter includes policy supportive of agri-tourism. It is supportive of locating holiday home accommodation within existing settlements, and of locating new holiday home accommodation outside existing settlements only in a limited way. The chapter also sets out the principles for redevelopment/refurbishment of old and derelict buildings.

## Chapter 6 Social and Community

The chapter presents the Council's objectives of supporting and providing social and community facilities across the county. These include community, educational, social, health, childcare, cultural, religious, recreation and leisure buildings and facilities that serve the needs of the public. The chapter also supports the protection and provision of local services such as local shops and post offices. The chapter includes objectives to secure land to provide social and community services and to support the HSE to provide healthcare facilities. It also includes policy to support the implementation of the Cork Age Friendly County programme and policy to support the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons.

## Chapter 7 Marine, Coastal and Islands

The chapter includes a description of the hierarchy of national marine planning and policy documents and their linkages to national planning policy documents. It includes objectives supporting the implementation of the National Marine Planning Framework and the use of Integrated Coastal Zone Management approaches to planning in the coastal zone (with particular reference to Cork Harbour).

It includes objectives supporting industries associated with marine and coastal zones including marine related tourism, fishing and aquaculture, and objectives supporting development on the islands and the development of

coastal marine leisure facilities and amenities at beaches, where such developments are sustainable and compatible with nature conservation objectives.

The chapter also includes proposed policy for defending coastal areas against rising sea levels, prioritising the use of natural assets as defences in the first instance.

## Chapter 8 Economic Development

This chapter sets out the planning policies and objectives in support of the economic development of the County and seeks to inform and guide the plans and strategies of the various agencies involved in economic development in Cork. The chapter includes objectives supporting significant increases in population (+35,000 people to 2040) and employment growth (+21,000 jobs to 2040) as well as investment in transport infrastructure in the Metropolitan Area including in accordance with national and regional policy including the Cork Metropolitan Area Strategic Plan (MASP) and the Cork Metropolitan Area Transport Strategy (CMATS). It also sets out objectives for growth and development of other settlements and identified networks of town, largely based on settlement size, traditional function and location, with focus on the agri-food sector for North Cork and tourism for West Cork but also encouraging and supporting diversification and innovation.

The chapter includes objectives supporting investment in sustainable development around Cork Harbour and three Strategic Employment Locations located within the harbour area, recognising its role as a key economic driver within the region. It includes support for the protection of Port facilities for the fishing industry. The chapter also includes policy supporting traditional rural and marine linked industries including fishing, forestry and agriculture as well as support for the renewable energy industry, as well as policy protecting mineral reserves.

## Chapter 9 Town Centres and Retail

The chapter includes objectives relating to the diversification of uses within town centres, the improvement of the public realm and sets out strategies to address the issue of vacant properties in town centres.

It also sets out the quantum and type of retail development which will be permitted settlements, which accords with the retail hierarchy as set out in the Joint Retail Strategy (City and County Retail Strategy). It is a primary objective of the plan to locate new retail development within existing town centres in so far as possible and to discourage the development of out of town retail parks. The chapter also includes policy to align transport

infrastructure with retail strategy, to encourage the sensitive redevelopment of old buildings in towns and to promote high quality design for new retail and other development in towns.

## Chapter 10 Tourism

This chapter outlines the objectives and policies for the development of the tourism sector in Cork. The overall vision for the plan is to promote a sustainable and well managed tourism industry with associated benefits for the county and to identify and develop new and diverse tourism products, particularly focused on heritage & environment and arts & culture. The plan also supports development of tourism enterprise outside established resorts and larger towns and into rural areas. The plan includes objectives to support the Wild Atlantic Way and Irelands Ancient East brands, to support the marine tourism industry and to support the development of long distant walking routes, Greenways and Blueways. There is also support in the plan for the development of sustainable agri-tourism developments and tourism retail developments and for the development of audience facilities for festival type events at appropriate locations. The plan includes objectives to support the development of tourism related facilities and accommodation within settlements. It also includes an objective to protect the natural, built and cultural heritage resources upon which the tourism industry depends.

## Chapter 11 Water Management

The overarching aims for water management as set out in this chapter are to provide and improve water, wastewater, surface water and flood alleviation services to facilitate development, support the delivery of population, housing and growth targets to protect public health and to protect, restore and improve the receiving environment and water quality.

Included in the chapter are references to locations within the County where issues relating to drinking-water supply and waste-water treatment capacity, and the impact of same on the protection of aquatic European Sites, has arisen as an issue of concern.

The plan includes objectives supporting the implementation of the Water Framework Directive, the River Basin Management Plan and associated Programme of Measures. It also includes support for local collaborative approaches to catchment management and includes objectives to protect surface water, ground water and

drinking water sources, including objectives preventing development within riparian zones and flood plains as well as objectives requiring the use of SuDS measures in new developments.

The objectives set out in this chapter seek to prioritise the provision of water services infrastructure in areas prioritised for future growth and development, particularly in the Metropolitan area and for settlements where there are services are not meeting current needs and where there are issues of non-compliance with license conditions or EU Water or Nature Directives.

The chapter includes a table which sets out the current status of water services infrastructure by settlement, identifying locations where deficiencies or shortcomings and where investment will be required to facilitate additional development to progress. It sets out policy requiring new development within settlements to connect to public waste-water services, requiring developments in rural areas to comply with EPA codes of practise and requiring that at least secondary treatment is provided to all wastewater discharges.

The chapter includes policy which will require all new developments to incorporate SuDS measures and an objective to provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the county.

The chapter also supports the implementation of national flood risk policy by primarily avoiding development in flood risk areas and ensuring that proposed development within flood risk zones is compatible with national flood risk guidelines.

## Chapter 12      Transport and Mobility

The overarching aims for the delivery of transport infrastructure as set out in this chapter are to deliver an efficient transport system supporting connectivity and competitiveness, and to make sustainable travel modes an attractive and convenient choice. There is an emphasis on sustainable active travel, and the plan also supports the delivery of new strategic road infrastructure and the delivery of improvements in the existing road and rail networks.

The chapter commits to the integration and alignment of new development with the provision of sustainable transport links, maximising accessibility to public transport, walking and cycling. It also includes support for the

implementation of the Cork Cycle Network Plan incorporating the Lee to Sea Greenway, as well as support for the delivery of cycle routes including greenway and blueway corridor projects as well as new cycling corridors within the existing road network where possible.

It also includes objectives supporting improved bus and rail services and improvement of links connecting such services to new developments and a commitment to implement the Cork Metropolitan Area Transport Strategy.

The chapter includes a commitment to support the delivery of certain road infrastructure projects including:

- M20 Cork to Limerick;
- N25 Dunkettle Interchange;
- N28 Cork to Ringaskiddy Road;
- N22 Ballyvourney to Macroom Road;
- N20 Mallow Relief Road;
- N25 Carrigtwohill to Midleton
- Cork Northern Ring Road;
- Improvements to N71, N72, N73, N77, N78 inter-regional and intra-regional corridors;
- Access to Monard;
- N27 Cork Airport;
- Cork Northern Distributor Road;
- Carrigaline Western Distributor Road;
- Upgrade of the R624 (link from N25 to Marino Point and Cobh);
- Upgrade of the R630 Regional Road linking Midleton to Whitegate;
- Upgrade of the R586 Regional Road from Bandon to Bantry via Dunmanway; and
- Upgrade of the R572 linking Castletownbere Port to the N71.

The chapter includes commitments to create an efficient freight network, and to protect the potential for rail-freight facilities to Marino Point and North Esk, Glounthaune.

The chapter includes objectives supporting the expansion of Port facilities in Ringaskiddy and Marino Point and supports the upgrade of roads to facilitate transport connectivity to the Port area, as well as road transport links

to Castletownbere Port. It also supports the role of ferries and other forms of water based transport providing access to the islands.

The chapter includes objectives relating to the protection of public safety zones around Cork Airport and also includes car and cycle parking standards which will be applied for various development types.

### Chapter 13 Sustainable Energy and Digital Economy

This chapter sets out policies that are aimed at supporting investment in sustainable energy production and infrastructure in Cork including wind, solar, bioenergy and hydrogen energy. It also includes policy relating to gas storage facilities and telecommunications. The chapter includes policy supporting continued development of renewable energy development proposals, including those co-located with energy storage facilities, which are compatible with principles of proper planning and sustainable development. It includes details of the onshore wind energy strategy which sets out large scale wind energy development policy for identified locations of the county where wind energy development will be encouraged, where new proposals for wind energy development will be open to consideration and where new proposals for wind energy development will be normally discouraged. It includes policy supporting the development of solar energy projects and hydroelectric power generation in accordance with principles of proper planning and sustainable development, as well as the development of the transmission grid, storage and distribution network infrastructure. It also includes policy supporting the development of small-scale wind, solar and hydro-electric renewable energy projects.

The chapter includes a section supporting the development of off-shore wind and ocean energy projects and includes an objective to provide land-based infrastructure to support the assembly, deployment and maintenance of wind and ocean energy infrastructure, with reference to Cork Harbour and Castletownbere as potential locations.

The chapter supports the development of bioenergy plants on brownfield sites adjacent to urban areas and the development of green hydrogen as a fuel for power generation and includes an objective supporting the potential provision of Carbon Capture and Storage development at the Kinsale Head gas field. It also includes an objective encouraging innovated new building design and the retrofitting of existing buildings to improve energy efficiency and energy conservation.

The chapter includes objectives supporting the development of new electricity transmission and gas networks and the proposed new Celtic Interconnector which will create an electrical grid connection linking Ireland to France.

#### Chapter 14 Green Infrastructure and Landscape

This chapter introduces the concept of green and blue infrastructure planning which recognises the value of identifying, protecting and managing green spaces and watercourses in urban areas to enhance and maximise their environmental, biodiversity, heritage, cultural, landscape and recreational benefits. It sets out key principles for the protection and management of green and blue infrastructure resources and identifies the cross linkages to objectives set out in other chapters of the plan, particularly objectives relating to the protection of biodiversity and water resources and objectives contained in the climate chapter, which will help to achieve these principles.

It also includes objectives relating to the standards to be applied in the design and provision of public and private open space in new residential developments, supporting the development of new recreational opportunities in the wider countryside, the recording of Public Rights of Way and the protection of high -value landscapes..

The chapter includes objectives encouraging the retention of green space in urban, urban fringe and adjacent countryside areas, supporting the development of a green infrastructure network, supporting the protection of water resources, and enhancing the biodiversity and recreational value of green spaces in urban settings and supporting the development and enhancement of green corridors linking existing open spaces in settlements.

The chapter links to settlement specific policy and maps which identify the green and blue infrastructure resources of the main towns and sets out objectives relating to same. It includes objectives requiring new local area plans and masterplans to include detailed green infrastructure proposals and new development and re-development proposals to incorporate landscape/green/blue infrastructure plans with their planning proposals.

The chapter includes a commitment to consider preparing a guidance note for best practise on integrating green and blue infrastructure into new development proposals.

The chapter includes objectives supporting the provision of recreation and amenity facilities in new developments and also includes and one supporting the protection and enhancement of existing recreational facilities and public open space. It also includes objectives relating to the provision of private and public open space within



new residential developments and the standards which will be required in terms of quantum and quality of same which must accord with the Councils Recreation and Amenity Policy.

The chapter includes a section on countryside recreation and includes an objective to support the diversification of the rural economy through the development of the recreational potential of the countryside. It also includes an objectives relating to the preservation of public rights of way, protection of the high value landscapes in accordance with the draft Cork County Landscape Strategy, the protection of scenic routes as identified in the Volume 2 of the plan, the protection of approaches to towns and the protection of prominent open hill tops and valley sides within the Metropolitan Greenbelt.

## Chapter 15 Biodiversity and Environment

This chapter sets out the Councils objectives for the protection of biodiversity resources including sites proposed or designated for nature conservation, protected species and habitats of high natural value outside protected sites.

The chapter includes objectives committing the Council to the incorporation of consideration of protection and enhancement of biodiversity resources across all elements areas of Council activity including plan making, development, land management, the permitting and licensing of new development and other activities, and through its work with communities and other groups as well as other agencies.

The chapter includes objectives supporting the implementation of the National and County Biodiversity Action Plans and to All-Ireland Pollinator Plan.

It also includes broader environmental objectives relating to the protection of soils and air quality, to the control of noise and light emissions and the management and control of waste.

## Chapter 16 Heritage

This chapter describes the built heritage of the County and sets out objectives for protecting same. The chapter includes objectives relating to the protection of archaeological sites and monuments, underwater archaeology, zones of archaeological potential in historic towns, industrial and post medieval archaeology, battlefield, siege

and ambush sites and burial grounds. It also includes an objective to develop a management plan for the archaeology of the county.

The chapter references the Record of Protected Structures contained in Volume 2 of the plan and the National Inventory of Architectural Heritage and includes objectives to identify and include structures on the Record of Protected Structures, to extend the record and to protect the structures contained within the record. It also includes objectives to have regard and to consider structures included on the National Inventory and to protect non-structural elements of the built heritage including parks and gardens and to establish and provide protection of Architectural Conservation Areas. The chapter also includes objectives supporting the protection of vernacular heritage buildings, historic and designed landscapes. It includes an objective supporting community led approaches to village improvement projects using village design statements.

The chapter includes commitments to protect and promote the cultural heritage of the county, including placenames, Irish language and unique cultural elements of Gaeltacht areas.

The chapter includes a short section on the arts and includes an objective to provide for the development of arts infrastructure and facilities to support creative activity at local level.

## Chapter 17 Climate Action

This chapter sets out the context for county level climate policy, linking back to International, National and Regional Policy. It also identifies the policy areas included across all chapters of the plan which will help to mitigate the impacts of Climate Change. These include policies which are intended to deliver compact growth, improved public and active transport opportunities, encouragement of development of more renewable energy facilities and the protection of biodiversity resources. It includes objectives to support National and Regional climate policy and to support the implementation of Cork Climate Change Adaptation Strategy, to enhance awareness of climate action issues, to support the Regional Climate Office and to prepare Climate Action Plans if required.

## Chapter 18 Zoning and Land Use

This chapter provides technical guidance and clarifies the types of development which will be permitted within land zoned for particular uses e.g. residential, commercial, industrial, business, community or mixed uses in Volumes 3, 4 and 5.

The chapter also includes a description of the proposed new approach to zoning of green space within urban settlements identifying areas whose primary function will be active recreational use, those areas whose primary functions will relate to protection of the environment, landscape and biodiversity and open space areas whose primary function will be to provide for more passive recreational uses.

The chapter provides for the zoning of Residential Reserve land, which is land which will not be required to be developed during the planning period, but which was zoned in previous plans and is being protected to facilitate the long-term expansion of certain settlements in large towns.

## Chapter 19 Implementation and Delivery

This chapter of the plan sets out details as to how it is proposed to implement the plan. It includes details as to how the required roads, water and other infrastructure will be funded and built to allow for the development of zoned land and it also includes details as to how plan implementation will be monitored.

## Volume 3 North Cork

This volume of the plan includes settlement specific policy and zonings for the towns, villages and other locations in the Kanturk Mallow and the Fermoy Municipal Districts. The relevant settlements in the Kanturk – Mallow MD are Mallow, Charleville, Kanturk, Buttevant, Newmarket, Ballydesmond, Banteer, Boherbue, Dromina, Grenagh, Knocknagree, Milford, Newtownshandrum, Ballyclough, Ballyhea, Bweeng, Castlemagner, Cecilstown, Cullen, Freemount, Glantane, Kilbrin, Kiskeam, Liscarroll, Lismire, Lombardstown, New Twopothouse, Rathcoole, Rockchapel, Tullylease and Dromalour (31). The relevant settlements in the Fermoy Municipal District are Fermoy, Mitchelstown, Rathcormack, Ballyhooly, Castlelyons, Bridebridge, Castletownroche, Conna, Doneraile, Glanworth, Glenville, Kildorrery, Kilworth, Ballynoe, Bartlemy, Clondulane, Killavullen and Shanballymore (18).

## Volume 4 South Cork

This volume of the plan includes settlement specific policy and zonings for the towns, villages and other locations in the Carrigaline, Cobh, East Cork and Macroom Municipal Districts. The relevant settlements in the Carrigaline Municipal District are Carrigaline, Passage West, Ringaskiddy, Crosshaven and Bays, Ballygarvan, Halfway, Minane Bridge and Waterfall (8). The relevant settlements in the Cobh Municipal District are Carrigtwohill, Cobh, Little Island, Monard, Carrignavar, Glounthaune, Watergrasshill, Knockraha, Whitechurch, Fota Island, Haulbowline Island, Marino Point and Spike Island (13). The relevant settlements in the Macroom Municipal District are Macroom, Millstreet, Killumney/Ovens, Ballingearry, Ballymakeery/Ballyvouskey, Coachford, Aghabullogue, Aherla, Ballynora, Cloghduv, Clondrohid, Courtbrack, Crookstown, Inchigeelagh, Kilmurray, Kilnamatya, Model Village (Dripsey), Rylane/Seiscne, Stuake/Donoughmore, Upper Dripsey, Gougane Barra and Inniscarra (22). The relevant settlements in East Cork are Youghal, Middleton, Castlemartyr, Cloyne, Killeagh, Whitegate and Aghada, Ballincurragh, Ballycotton, Ballymacoda, Dungourney, Ladysbridge, Lisgoold, Mogeely, Saleen, Shanagarry/Garryvoe, Trabolgan and Redbarn (17).

## Volume 5 West Cork

This volume of the plan includes settlement specific policy and zonings for the towns and villages and other locations, including the islands in the West Cork and the Bandon Kinsale Municipal Districts. The settlements referred to in West Cork are Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, Skibbereen, Ballineen-Enniskeen, Ballydehob, Baltimore, Drimoleague, Durrus, Glengarriff, Leap, Rosscarbery, Union Hall, Bere Island, Dursey Island, Heir Island, Long Island, Oileán Chléire, Ahakista, Allihies, Ardfield, Ballinascarthy, Ballylickey, Castletownshend, Crookhaven, Drinagh, Eyeries, Glandore, Goleen, Kealkill, Kilcrohane, Shannonvale, Barleycove, Inchydoney, Owenahinchy and Tragumna (38). The settlements referred to in Bandon Kinsale are Bandon, Kinsale, Ballinspittle, Belgooly, Courtmacsherry, Inishannon, Riverstick, Timoleague, Ballinadee, Ballinhassig, Butlerstown, Crossbarry, Kilbrittain, Newcestown, Oldchapel, Garrettstown/Garrylucas and Oysterhaven (17)

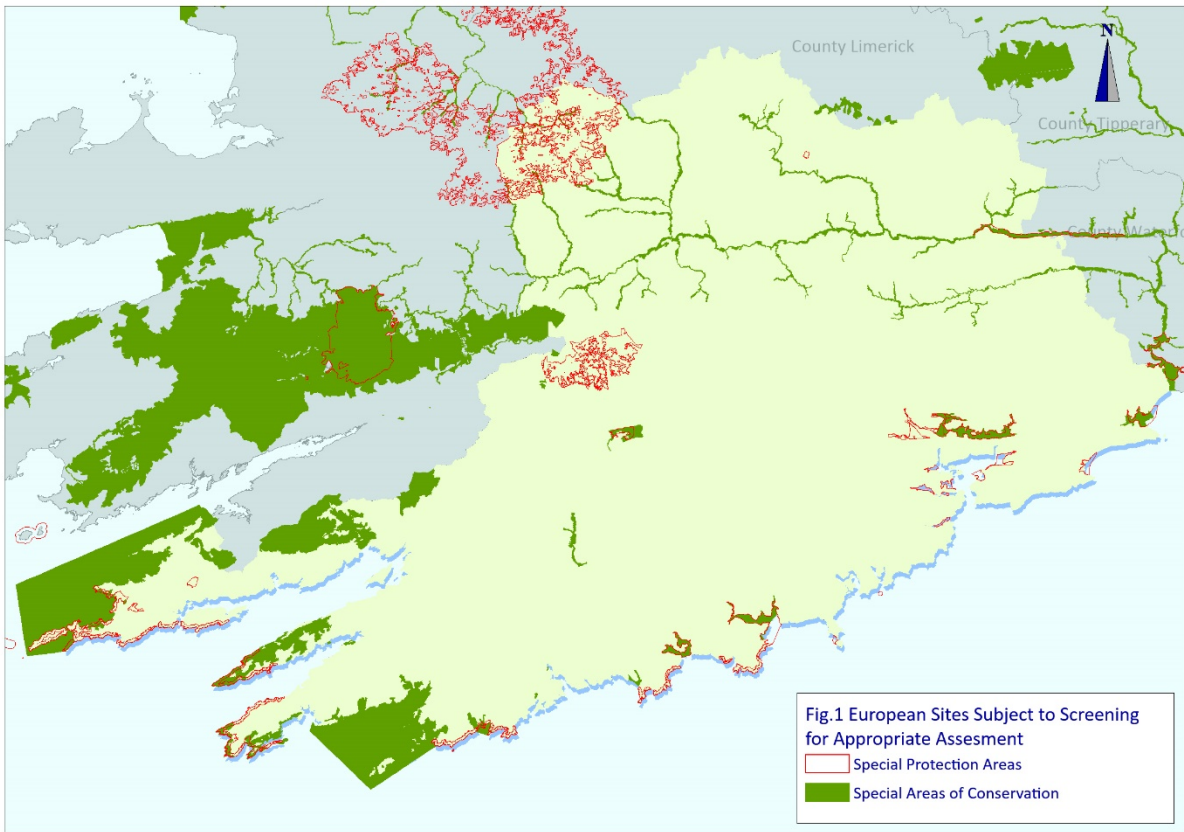
## Chapter 4 EU Sites Within the Zone of Influence of the Plan

### 4.1 Description of the Receiving Environment

The County Development Plan covers Cork County excluding the administrative area of the City. The County hosts a diverse range of ecosystem types, including marine, freshwater and terrestrial ecosystems, reflecting its geographical position on the southern coast of the country, its geology which is dominated by sandstone ridges and limestone valley floors, and the influence of the people who have settled here. The county supports thirty sites which have been designated or proposed for designation as Special Areas of Conservation under the Habitats Directive, and a further eighteen sites which have been designated as Special Protection Areas under the Birds Directive. This report focuses on these sites and on European sites in adjacent counties within 15km of the Co. Cork border. A total of twelve SAC's, and four SPA's are located within fifteen km of Co. Cork have been identified for assessment in this report.

The county also supports one hundred and fifteen proposed Natural Heritage Areas which are proposed to be designated under the Wildlife (Amendment) Act 2000 and eight Natural Heritage Areas which have been through the designation process. These sites, and other areas or habitat types which have been identified to be of high biodiversity importance are dealt with in the Environmental Report which is also contained within Volume 6 of this draft plan, they are not covered by the Appropriate Assessment process.

**Tables 4.1 and 4.2** list the European sites which were subject to review in the context of this assessment and these are shown in **Figure 1**. This includes all European sites within the County and all European sites within 15km of the County boundary. The habitats and species for which these sites and their associated Conservation Objectives are also listed in the tables. Consideration has also been given for policies in the plan to impact on European sites which are located >15km from the County boundary. This includes sites which are hydrologically connected to watercourses or water bodies within the plan boundary area. No such sites were identified.



**Figure 1: EU Sites in Co. Cork and Within 15km of Co. Cork**

Table 4.1 EU Sites County Cork

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0077	<a href="#">Ballymacoda (Clonpriest and Pillmore) SAC</a>	<ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410] *</li> </ul> <p>*listed but not included in Conservation Objectives document.</p>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Estuaries;</li> <li>• Mudflats and sandflats not covered by seawater at low tide;</li> <li>• Atlantic salt meadows (Glauco-Puccinellietalia);</li> </ul> <p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>• Salicornia and other annuals colonising mud and sand.</li> </ul> <p>NPWS Conservation Objectives, Version 2, Feb 2015</p>
0090	<a href="#">Glengarriff Harbour and Woodland SAC</a>	<ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO];</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO];</li> <li>• Geomalacus maculosus (Kerry Slug) [1024];</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>Lutra lutra (Otter) [1355]</li> <li>Phoca vitulina (Common Seal) [1365]</li> </ul>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303];</li> <li>Lutra lutra (Otter) [1355];</li> <li>Phoca vitulina (Common Seal) [1365]</li> </ul> <p>NPWS Conservation Objectives, Version 1, May 2015</p>
0091	<a href="#">Clonakilty Bay SAC</a>	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) [2150]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>Annual vegetation of drift lines [1210];</li> <li>Embryonic shifting dunes [2110];</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120];</li> <li>Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) [2150];</li> </ul> <p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>NPWS Conservation Objectives, Version 1, May 2014</p>



Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
0093	<a href="#">Caha Mountains SAC</a>	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Natural dystrophic lakes and ponds [3160]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Natural dystrophic lakes and ponds [3160]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<ul style="list-style-type: none"> <li>Siliceous rocky slopes with chasmophytic vegetation [8220]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2016</p>
0097	<a href="#">Lough Hyne Nature Reserve &amp; Environs SAC</a>	<ul style="list-style-type: none"> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Submerged or partially submerged sea caves [8330]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Submerged or partially submerged sea caves [8330]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2014</p>
0101	<a href="#">Roaringwater Bay and Islands SAC</a>	<ul style="list-style-type: none"> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> <li>Submerged or partially submerged sea caves [8330]</li> <li>Phocoena phocoena (Harbour Porpoise) [1351]</li> <li>Lutra lutra (Otter) [1355]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Large shallow inlets and bays [1160];</li> <li>Reefs [1170];</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230];</li> <li>European dry heaths [4030];</li> <li>Submerged or partially submerged sea caves [8330];</li> <li>Phocoena phocoena (Harbour Porpoise) [1351];</li> <li>Halichoerus grypus (Grey Seal) [1364];</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>Halichoerus grypus (Grey Seal) [1364]</li> </ul>	<p>and to restore the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Lutra lutra (Otter) [1355]</li> </ul> <p>NPWS Conservation Objectives Version 1, July 2011</p>
0102	<a href="#">Sheep's Head SAC</a>	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Geomalacus maculosus (Kerry Slug) [1024]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Geomalacus maculosus (Kerry Slug) [1024]</li> </ul> <p>NPWS Conservation Objectives Ref: Generic Version 7.0 April 2020</p>
0106	<a href="#">St. Gobnet's Wood SAC</a>	<ul style="list-style-type: none"> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives Generic Version 7, April 2020
0108	<a href="#">The Gearagh SAC</a>	<ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>• Rivers with muddy banks with Chenopodion rubri p.p. and Bidention p.p. vegetation [3270]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>• Rivers with muddy banks with Chenopodion rubri p.p. and Bidention p.p. vegetation [3270]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul> <p>NPWS Conservation Objectives Version 1, September 2016</p>
0109	<a href="#">Three Castle Head to Mizen Head SAC</a>	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives Version 1, November 2016
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>• <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li>• <i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> <li>• <i>Najas flexilis</i> (Slender Naiad) [1833]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Depressions on peat substrates of the Rhynchosporion [7150]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>• Taxus baccata woods of the British Isles [91JO]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> <li>• Euphydryas aurinia (Marsh Fritillary) [1065]</li> </ul>	<p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130]</li> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Depressions on peat substrates of the Rhynchosporion [7150]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>• Taxus baccata woods of the British Isles [91JO]</li> <li>• Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Petromyzon marinus (Sea Lamprey) [1095]</li> <li>• Lampetra planeri (Brook Lamprey) [1096]</li> <li>• Lampetra fluviatilis (River Lamprey) [1099]</li> <li>• Salmo salar (Salmon) [1106]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Lutra lutra (Otter) [1355]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> <li>• Najas flexilis (Slender Naiad) [1833]</li> <li>• Alosa fallax killarnensis (Killarney Shad) [5046]</li> </ul>	<ul style="list-style-type: none"> <li>• Euphydrias aurinia (Marsh Fritillary) [1065]</li> <li>• Alosa fallax killarnensis (Killarney Shad) [5046]</li> </ul> <p>NPWS Conservation Objectives Version 1, October 2017</p>
1040	<a href="#">Barley Cove to Ballyrisode Point SAC</a>	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats for:</p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>• Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>• European dry heaths [4030]</li> <li>• Petalophyllum ralfsii (Petalwort) [1395]*</li> </ul> <p>*not included in conservation objectives</p>	<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>• Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>NPWS Conservation Objectives Version 1 September 2014</p>
1043	<a href="#">Cleanderry Wood SAC</a>	<ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>



Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives Generic Version 7.0, April 2020
1058	<a href="#">Great Island Channel SAC</a>	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> </ul> <p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> </ul> <p>NPWS Conservation Objectives Version 1 June 2014</p>
1061	<a href="#">Kilkeran Lake and Castlefreke Dunes SAC</a>	<ul style="list-style-type: none"> <li>• Coastal lagoons [1150] *</li> <li>• Embryonic shifting dunes [2110]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Embryonic shifting dunes [2110]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• Coastal lagoons [1150] *</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>NPWS Conservation Objectives Version 1, December 2016</p>
1070	<a href="#">Myross Wood SAC</a>	<ul style="list-style-type: none"> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
1230	<a href="#">Courtmacsherry Estuary SAC</a>	<ul style="list-style-type: none"> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Salicornia and other annuals colonising mud and sand [1310]</li> <li>Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Perennial vegetation of stony banks [1220]</li> <li>Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>Embryonic shifting dunes [2110]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Embryonic shifting dunes [2110]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul>	<ul style="list-style-type: none"> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>• <i>Salicornia</i> and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> </ul> <p>NPWS Conservation Objectives Version 1 July 2014</p>
1547	<a href="#">Castletownshend SAC</a>	<ul style="list-style-type: none"> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
1873	<a href="#">Derryclogher (Knockboy) Bog SAC</a>	<ul style="list-style-type: none"> <li>• Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitat:</p>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version, May 2017</p>
1879	<a href="#">Glanmore Bog SAC</a>	<ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Water courses of plain to montane levels with the <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>Blanket bogs (* if active bog) [7130]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>Water courses of plain to montane levels with the <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>Blanket bogs (* if active bog) [7130]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives Ref: Version 1, July 2017
1890	<a href="#">Mullaghanish Bog SAC</a>	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version 1, May 2017</p>
2036	<a href="#">Ballyhoura Mountains SAC</a>	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2016</p>
2037	<a href="#">Carrigeenamronety Hill SAC</a>	<ul style="list-style-type: none"> <li>European dry heaths [4030]</li> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <li>European dry heaths [4030]</li> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives Ref: Generic Version 7.0, April 2020
2158	<a href="#">Kenmare River SAC</a>	<ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>• European dry heaths [4030]</li> <li>• <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] *</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>• European dry heaths [4030]</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]</li> <li>• Submerged or partially submerged sea caves [8330]</li> <li>• <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>Submerged or partially submerged sea caves [8330]</li> <li>Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]</li> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>Lutra lutra (Otter) [1355]</li> <li>Phoca vitulina (Common Seal) [1365]</li> </ul> <p>*Not included in conservation objectives</p>	<ul style="list-style-type: none"> <li>Phoca vitulina (Common Seal) [1365]</li> </ul> <p>and to restore the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Lutra lutra (Otter) [1355]</li> </ul> <p>NPWS Conservation Objectives Version, April 2013</p>
2165	<a href="#">Lower River Shannon SAC</a>	<ul style="list-style-type: none"> <li>Sandbanks which are slightly covered by sea water all the time [1110]</li> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Coastal lagoons [1150]</li> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Sandbanks which are slightly covered by sea water all the time [1110]</li> <li>Estuaries [1130]</li> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Large shallow inlets and bays [1160]</li> <li>Reefs [1170]</li> <li>Perennial vegetation of stony banks [1220]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>• <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>) [6410]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> </ul>	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• <i>Salicornia</i> and other annuals colonising mud and sand [1310]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>• <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>) [6410]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> <li>• <i>Lampetra fluviatilis</i> (River Lamprey) [1099]</li> <li>• <i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Petromyzon marinus</i> (Sea Lamprey) [1095]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• Coastal lagoons [1150]</li> <li>• Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> </ul>



Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Petromyzon marinus (Sea Lamprey) [1095]</li> <li>• Lampetra planeri (Brook Lamprey) [1096]</li> <li>• Lampetra fluviatilis (River Lamprey) [1099]</li> <li>• Salmo salar (Salmon) [1106]</li> <li>• Tursiops truncatus (Common Bottlenose Dolphin) [1349]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul>	<ul style="list-style-type: none"> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> </ul> <p>NPWS Conservation Objectives: Version 1.0, August 2012</p>
2170	<a href="#">Blackwater River (Cork/Waterford) SAC</a>	<ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>• Austropotamobius pallipes (White-clawed Crayfish) [1092]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>• Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> <li>• Austropotamobius pallipes (White-clawed Crayfish) [1092]</li> <li>• Petromyzon marinus (Sea Lamprey) [1095]</li> <li>• Lampetra planeri (Brook Lamprey) [1096]</li> <li>• Lampetra fluviatilis (River Lamprey) [1099]</li> <li>• Alosa fallax fallax (Twait Shad) [1103]</li> <li>• Salmo salar (Salmon) [1106]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul>	<ul style="list-style-type: none"> <li>• Lampetra planeri (Brook Lamprey) [1096]</li> <li>• Lampetra fluviatilis (River Lamprey) [1099]</li> <li>• Salmo salar (Salmon) [1106]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Atlantic salt meadows (Glaucopuccinellietalia maritima) [1330]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>• Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> <li>• Petromyzon marinus (Sea Lamprey) [1095]</li> <li>• Alosa fallax fallax (Twait Shad) [1103]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>Trichomanes speciosum (Killarney Fern) [1421]</li> </ul>	<p>The status of <i>Taxus baccata</i> woods of the British Isles as a qualifying Annex I habitat for the Blackwater River (Cork/Waterford) SAC is currently under review.</p> <p>NPWS Conservation Objectives Version 1.0, Date: July 2012</p>
2171	<a href="#">Bandon River SAC</a>	<ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> </ul>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li><i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> </ul> <p>NPWS Conservation Objectives Generic Version 6.0, February 2018</p>
2189	<a href="#">Farranamanagh Lough SAC</a>	<ul style="list-style-type: none"> <li>Coastal lagoons [1150]</li> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Coastal lagoons [1150]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>and to restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>NPWS Conservation Objectives: Version 1 January 2018</p>
2280	<a href="#">Dunbeacon Shingle SAC</a>	<ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>NPWS Conservation Objectives Version 1, December 2017</p>
2281	<a href="#">Reen Point Shingle SAC</a>	<ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>NPWS Conservation Objectives Version 1, Date November 2017</p>
4021	<a href="#">Old Head of Kinsale SPA</a>	<ul style="list-style-type: none"> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>Guillemot (<i>Uria aalge</i>) [A199]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
4022	<a href="#">Ballycotton Bay SPA</a>	<ul style="list-style-type: none"> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>and to maintain the favourable conservation condition of the wetland habitat in Ballycotton Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</p> <p>NPWS Conservation Objectives: Version 1, August 2014</p>
4023	<a href="#">Ballymacoda Bay SPA</a>	<ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<ul style="list-style-type: none"> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat in Ballymacoda Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</p> <p>NPWS Conservation Objectives, Version 1, February 2015</p>
4028	<a href="#">Blackwater Estuary SPA</a>	<ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> <li>Redshank (<i>Tringa totanus</i>) [A162]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat in the Blackwater Estuary SPA as a resource for the regularly occurring migratory birds that utilise it</p> <p>NPWS Conservation Objectives Version 1.0, May 2012</p>
4030	<a href="#">Cork Harbour SPA</a>	<ul style="list-style-type: none"> <li>Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>Grey Heron (<i>Ardea cinerea</i>) [A028]</li> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Pintail (<i>Anas acuta</i>) [A054]</li> <li>Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> <li>Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>Grey Heron (<i>Ardea cinerea</i>) [A028]</li> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Pintail (<i>Anas acuta</i>) [A054]</li> <li>Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> </ul>



Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<ul style="list-style-type: none"> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Greenshank (<i>Tringa nebularia</i>) [A164] *</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resource for the regularly occurring migratory birds that utilise it</p> <p>NPWS Conservation Objectives Version 1, December 2014</p>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			*Not listed as a qualifying interest but is listed in conservation objectives
4066	<a href="#">Bull and the Cow Rocks SPA</a>	<ul style="list-style-type: none"> <li>Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>Gannet (<i>Morus bassanus</i>) [A016]</li> <li>Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>Gannet (<i>Morus bassanus</i>) [A016]</li> <li>Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4081	<a href="#">Clonakilty Bay SPA</a>	<ul style="list-style-type: none"> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat as a resource for the regularly occurring migratory birds that utilise it</p>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives, Version 1, October 2014
4094	<a href="#">Blackwater Callows SPA</a>	<ul style="list-style-type: none"> <li>Whooper Swan (Cygnus cygnus) [A038]</li> <li>Wigeon (Anas penelope) [A050]</li> <li>Teal (Anas crecca) [A052]</li> <li>Black-tailed Godwit (Limosa limosa) [A156]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Whooper Swan (Cygnus cygnus) [A038]</li> <li>Wigeon (Anas penelope) [A050]</li> <li>Teal (Anas crecca) [A052]</li> <li>Black-tailed Godwit (Limosa limosa) [A156]</li> </ul> <p>and to maintain or restore the favourable condition of the wetland habitat as a resource for the regularly occurring migratory waterbirds that utilise it.</p> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
4095	<a href="#">Kilcolman Bog SPA</a>	<ul style="list-style-type: none"> <li>Whooper Swan (Cygnus cygnus) [A038]</li> <li>Teal (Anas crecca) [A052]</li> <li>Shoveler (Anas clypeata) [A056]</li> <li>Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Whooper Swan (Cygnus cygnus) [A038]</li> <li>Teal (Anas crecca) [A052]</li> <li>Shoveler (Anas clypeata) [A056]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>and to maintain or restore the favourable condition of the wetland habitat at as a resource for the regularly occurring migratory waterbirds that utilise it.</p> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4109	<a href="#">The Gearagh SPA</a>	<ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Mallard (<i>Anas platyrhynchos</i>) [A053]</li> <li>• Coot (<i>Fulica atra</i>) [A125]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Mallard (<i>Anas platyrhynchos</i>) [A053]</li> <li>• Coot (<i>Fulica atra</i>) [A125]</li> </ul> <p>and to maintain or restore the favourable condition of the wetland habitat as a resource for the regularly occurring migratory waterbirds that utilise it.</p> <p>NPWS Conservation Objectives, Generic Version 7.0 April 2020</p>
4124	<a href="#">Sovereign Islands SPA</a>	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4155	<a href="#">Beara Peninsula SPA</a>	<ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7, April 2020</p>
4156	<a href="#">Sheeps Head to Toe Head SPA</a>	<ul style="list-style-type: none"> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4161	Stacks to Mullaghareirk Mountains, West Limerick	<ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
	Hills and Mountain Eagle SPA		<ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4162	<a href="#">Mullaghanish to Musheramore Mountains SPA</a>	<ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul> <p>NPWS Conservation Objectives, Generic Version, April 2020</p>
4190	<a href="#">Galley Head to Duneen Point SPA</a>	<ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives, Generic Version 7.0, April 2020</p>
4191	<a href="#">Seven Heads SPA</a>	<ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives, Generic Version 7.0, April 2020
4219	<a href="#">Courtmacsherry Bay SPA</a>	<ul style="list-style-type: none"> <li>• Great Northern Diver (<i>Gavia immer</i>) [A003]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>To maintain the favourable conservation condition of the following bird species:</p> <ul style="list-style-type: none"> <li>• Great Northern Diver (<i>Gavia immer</i>) [A003]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Wigeon (<i>Anas penelope</i>) [A050]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat a resource for the regularly occurring migratory birds that utilise it</p>

Table 4.1 EU Sites County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives, Version 1, October 2014

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
0353	<a href="#">Old Domestic Buildings, Dromore SAC</a>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives, Version 1, September 2018</p>
0364	<a href="#">Kilgarvan Ice House SAC</a>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives, Version 1, November 2018</p>
0646	<a href="#">Galtee Mountains SAC</a>	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> </ul>	<p>To restore the favourable conservation condition of the following habitats:</p>



Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
1342		<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> </ul>	<ul style="list-style-type: none"> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> </ul> <p>NPWS Conservation Objectives, Version 1, August 2016</p>
	<a href="#">Cloonee and Inchiquin Loughs, Uragh Wood SAC</a>	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Northern Atlantic wet heaths with Erica tetralix</li> </ul>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
1881		<ul style="list-style-type: none"> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> <li>• Najas flexilis (Slender Naiad) [1833]</li> </ul>	<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Najas flexilis (Slender Naiad) [1833]</li> <li>• Trichomanes speciosum (Killarney Fern) [1421]</li> </ul> <p>and to restore the favourable conservation condition of the following habitat and species</p> <ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, May 2019</p>
	<a href="#">Maulagowna Bog SAC</a>	<ul style="list-style-type: none"> <li>• Blanket bogs (* if active bog) [7130]</li> </ul>	<p>To restore the favourable conservation condition of the following habitat:</p> <ul style="list-style-type: none"> <li>• Blanket bogs (* if active bog) [7130]</li> </ul> <p>NPWS Conservation Objectives Version 1, May 2017</p>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
2041	<a href="#">Old Domestic Building, Curraglass Wood SAC</a>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To restore the favourable conservation condition of the following species</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, August 2018</p>
2123	<a href="#">Ardmore Head SAC</a>	<ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul> <p>NPWS Conservation Objectives Version 1, November 2016</p>
2137	<a href="#">Lower River Suir SAC</a>	<ul style="list-style-type: none"> <li>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>Water courses of plain to montane levels with the Ranunculus fluitantis and Callitricho-Batrachion vegetation [3260]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the Ranunculus fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]</li> <li>Austropotamobius pallipes (White-clawed Crayfish) [1092]</li> <li>Lutra lutra (Otter) [1355]</li> </ul>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <li>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]</li> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>Taxus baccata woods of the British Isles [91JO]</li> <li>Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> <li>Austropotamobius pallipes (White-clawed Crayfish) [1092]</li> <li>Petromyzon marinus (Sea Lamprey) [1095]</li> <li>Lampetra planeri (Brook Lamprey) [1096]</li> <li>Lampetra fluviatilis (River Lamprey) [1099]</li> </ul>	<p>and to restore the favourable conservation condition of the following habitats and species</p> <ul style="list-style-type: none"> <li>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</li> <li>Mediterranean salt meadows (Juncetalia maritimi) [1410]</li> <li>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</li> <li>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]</li> <li>Taxus baccata woods of the British Isles [91JO]</li> <li>Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> <li>Petromyzon marinus (Sea Lamprey) [1095]</li> <li>Lampetra planeri (Brook Lamprey) [1096]</li> <li>Lampetra fluviatilis (River Lamprey) [1099]</li> <li>Alosa fallax fallax (Twaite Shad) [1103]</li> <li>Salmo salar (Salmon) [1106]</li> </ul> <p>NPWS Conservation Objectives, Version 1, March 2017</p>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
2173		<ul style="list-style-type: none"> <li>• <i>Alosa fallax fallax</i> (Twaite Shad) [1103]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul>	
	<a href="#">Blackwater River (Kerry) SAC</a>	<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> <li>• <i>Lutra lutra</i> (Otter) [1355]</li> </ul> <p>and to restore the favourable conservation condition of the following species</p> <ul style="list-style-type: none"> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Salmo salar</i> (Salmon) [1106]</li> </ul> <p>NPWS Conservation Objectives, Version 1, September 2019</p>
2098	<a href="#">Old Domestic Building, Askive Woods SAC</a>	<ul style="list-style-type: none"> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To maintain the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> </ul>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			NPWS Conservation Objectives Version 1, September 2018
2257	<a href="#">Moanour Mountain SAC</a>	<ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> </ul>	<p>To maintain the favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>European dry heaths [4030]</li> </ul> <p>NPWS Conservation Objectives Version 1, April 2019</p>
2315	<a href="#">Glanlough Woods SAC</a>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul>	<p>To restore the favourable conservation condition of the following species:</p> <ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>NPWS Conservation Objectives Version 1, September 2018</p>
4038	<a href="#">Killarney National Park SPA</a>	<ul style="list-style-type: none"> <li>Merlin (Falco columbarius) [A098]</li> <li>Greenland White-fronted Goose (Anser albifrons flavirostris) [A395]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>Merlin (Falco columbarius) [A098]</li> <li>Greenland White-fronted Goose (Anser albifrons flavirostris) [A395]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
4154	<a href="#">Iveragh Peninsula SPA</a>	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>
4175	<a href="#">Deenish Island and Scariff Island SPA</a>	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</li> <li>• Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</li> <li>• Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0, April 2020</p>

Table 4.2 EU Sites Within 15km of County Cork			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
4192	<a href="#">Helvick Head to Ballyquin SPA</a>	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul>	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA</p> <ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>NPWS Conservation Objectives Generic Version 7.0 April 2020</p>



## Chapter 5 Screening Assessment

### 5.1 Screening Assessment

Volumes 1, 3, 4 and 5 of the draft County Development Plan were examined to determine whether policies contained in these could give rise to impacts on any of the European sites listed above. In the first instance, the plan was reviewed to identify policies of the plan which could give rise to:

- direct impacts on habitats within any European site;
- reduction in the area of any habitats within any of the sites identified;
- direct or indirect damage to the physical quality of the environment (e.g. water quality) within any European sites;
- serious or ongoing disturbance to species for which any of the above listed European sites are selected (e.g. increased noise, illumination, human activity);
- direct or indirect damage to the size, characteristics or reproductive ability of populations of species for which any European site is designated;
- activities which interfere with mitigation measures put in place for other plans or projects.

**Note:** The assessment was made without having regard to policies of the plan which will mitigate potential impacts on European sites including policies contained in the Biodiversity, Water Management and Green Infrastructure chapters, or to protective policies or caveats included in other chapters.

Particular attention was paid to

- the Core Strategy in **Chapter 2 and Settlements and Placemaking in Chapter 3** of the plan which sets the population targets and strategic aims for each of the four Strategic Planning Areas of the County;
- policies contained in **Chapter 4 and 5** of the plan which sets out proposed approaches to settlement in towns, villages and rural areas;
- policies contained in **Chapter 7** which relating to marine and coastal zones and the islands;
- economic development policies as set out in **Chapter 8**;

- tourism policies as set out in **Chapter 9**;
- water management policies as set out in **Chapter 11**;
- policies relating to transport and mobility as set out in **Chapter 12**;
- sustainable energy policies as set out in **Chapter 13**; and
- settlement specific policies as set out in **Volumes 3, 4 and 5** of the draft plan.

The detailed screening assessments for each European site are contained in **Appendix I** of this plan. The following section contains a summary of the key issues identified during the screening assessment.

## 5.2 Summary of Key Issues Identified During Screening

### 5.2.1 Development within or near European Sites (Volumes 3, 4 and 5)

Settlement boundaries overlap with the boundaries of European sites at a number of locations within the county. These areas may be vulnerable to pressure for development particularly if they are located within land zoned for development or in areas identified as existing built up areas or existing business uses.

In other locations settlement boundaries or the boundaries of lands zoned for residential or industrial development are located proximal to designated sites, and activities associated with the construction and post-construction stages of development within these zones has the potential to give rise to negative effects on habitats and/or species. For instance, lands zoned for industrial uses in Ringaskiddy and at Little Island are located adjacent to the Cork Harbour SPA. Development in these zones has the potential to impact negatively on water quality, to give rise to disturbance related impacts to birds and/or to have ex-situ effects on birds which are qualifying interests of the SPA.

### 5.2.2 Core Strategy, Settlement and Placemaking, Housing and Settlement Specific Policies and Zonings – (Chapter 2, 3 and 4 and Volumes 3, 4 and 5)

Chapters 2, 3 & 4 allocates population, housing and employment growth to settlements around the county. The emphasis is to direct growth to the main towns and other settlements and particularly to facilitate significant population, employment and industrial growth in the Cork Harbour area.

**Surface and waste-water management:** Increasing populations in individual settlements with hydrological connections to European sites designated for the protection of freshwater and/or marine habitats and species has the potential to threaten water quality and to interfere with natural hydrological processes in receiving waters.

The primary concerns relate to

- the management and disposal of treated waste-water effluent associated with these settlements, particularly where such effluent is discharged into EU sites or to surface or groundwater within the catchments of EU sites; and
- the control and management of surface water during both construction and post construction stages of development.

Increased pressures on water quality and natural hydrological processes in sensitive catchments have the potential to negatively affect both habitats and species which are qualifying interests of EU sites.

The Blackwater River catchment is a large area with multiple settlements where it is planned to provide for increased populations. Without provision of adequate waste-water treatment infrastructure, surface water management controls and careful siting of zoned land, there is potential for new residential development facilitated by the draft plan to negatively affect the Blackwater River SAC.

Very significant population growth is proposed for the Cork Harbour catchment area. The North Channel of the harbour is designated as a Special Area of Conservation (Great Island Channel SAC) and the Cork Harbour Special Protection Area incorporates the North Channel as well as intertidal estuarine and other shoreline areas around the entire harbour area. The protection of water quality and maintenance of natural dynamic coastal hydrological processes is important in this area. Without provision of adequate waste-water treatment infrastructure and surface water management controls, there is potential for new residential development facilitated by the draft plan to negatively affect these sites.

These issues also arise for other EU sites designated for the protection of freshwater and marine habitats and species including the Bandon River SAC and EU sites associated with the coastal zone.

**Drinking water supply:** Drinking water for the settlements of Castletownbere, Ardgroom and Eyeries is sourced from Glenbeg Lough which forms part of the Glanmore Bog Special Area of Conservation. Control of water levels is important in this SAC to maintain the favourable conservation freshwater habitats and species which are qualifying interests of the SAC. These include Oligotrophic Lakes, Floating River Vegetation and Freshwater Pearl Mussel. Increasing populations in these settlements could require an increase to the volume of water abstracted from the lake which would be likely to negatively affect these features.

**Industrial and other development around Cork Harbour:** The Core Strategy provides for significant development within the catchment of Cork Harbour, much of it to be located within settlements and on zoned land immediately adjoining the harbour. It also provides for the relocation of Port facilities and other industrial activities from Cork City to Marino Point and for the expansion of Port activity at Ringaskiddy. The intensification of uses and activities at locations adjoining the harbour poses risks of impact not just to water quality but also to bird species which are species of Special Conservation Interest for which the Cork Harbour SPA is designated, including possible direct loss of availability of field feeding habitat adjoining the SPA and potential for significant disturbance related impacts at roosting sites, feeding areas and breeding sites within the SPA.

### 5.2.3 Rural Housing Policies (Volume 1 Chapter 5)

The draft plan allows for a portion of new residential development to take place outside settlement boundaries within the rural environment. Such developments rely on the provision of private waste-water treatment systems and individually designed surface water management systems.

In the absence of provision of well-designed surface water and waste-water management systems, such developments can have the potential to pose a risk of impact to sites designated for the protection of freshwater habitats and species, for example in the Blackwater catchment.

In the absence of careful consideration of location and siting, such developments can also have the potential to impact negatively on EU sites designated for the protection of species such as Chough, Otter and Kerry Slug, even where the developments are proposed to be located outside the boundaries of designated sites.

#### 5.2.4 Social and Community (Volume 1 Chapter 6)

The chapter presents the Council's objectives of supporting and providing social and community facilities across the county. These include community, educational, social, health, childcare, cultural, religious, recreation and leisure buildings and facilities that serve the needs of the public. The chapter also supports the protection and provision of local services such as local shops and post offices. The chapter includes objectives to secure land to provide social and community services and to support the HSE to provide healthcare facilities. It also includes policy to support the implementation of the Cork Age Friendly County programme and policy to support the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons.

Places where social and community facilities are provided are within town and village settlements and has been considered at settlement level. No policies in this chapter were identified which would be considered likely to give rise to significant negative effects on any EU sites.

#### 5.2.5 Marine Policies (Volume 1 Chapter 7)

The draft plan includes a chapter relating to the marine and coastal zone. This chapter includes policies supporting economic growth on the islands and in other coastal communities, the protection and development of port facilities, development of coastal marine leisure facilities and the promotion and improvement of access to beaches and other coastal habitats for recreational purposes. Some of our coastal SACs are designated for the protection of coastal habitats which are fragile and can be very vulnerable to damage caused by increased recreational activity. For example, dune systems within the Barleycove to Ballyrisode, the Clonakilty Bay SACs are in locations where recreational activity is actively promoted. The coastal SPAs may be vulnerable to disturbance caused by increased activity in the coastal zones which could be facilitated by policies included in this chapter including in Cork Harbour and the Blackwater Estuary, for example.

The chapter includes policy relating to coastal protection and indicates that new coastal protection schemes will be necessary in the future to protect coastal areas which are vulnerable to erosion. The policy commits to the identification, prioritisation and implementation of coastal protection works subject to the availability of resources. It indicates that soft engineering techniques should be employed where-ever possible and emphasises the need to protect natural habitats and features.

Coastal habitats are dynamic and erosion can be a natural process in coastal zones. The deployment of coastal protection infrastructure can often exacerbate coastal erosion in other locations. The implementation of coastal protection works at locations within and near EU sites has the potential to impact negatively on both habitats and species, by interfering with natural dynamic coastal processes, by causing habitat loss and by having the potential to cause disturbance to species.

#### 5.2.6 Economic Policy (Volume 1 Chapter 8)

Policies in this chapter promote the Cork Harbour area as the primary location for economic development in the County and seek to ensure the availability of sufficient lands zoned for industrial uses, and to support the delivery of roads and other infrastructure in the area in order to strengthen the regions role as hub for economic activity. There is particular support for the relocation of industrial uses from the docklands in Cork City to Marino Point in Cork Harbour. The primary locations targeted for growth and development also include Little Island, Ringaskiddy, Midleton, Carrigtwohill and Whitegate/Aghada. Carrigtwohill, Little Island, Ringaskiddy, Marino Point and Whitegate-Aghada are identified as Strategic Employment Locations where provision is made for large stand-alone industrial development. All of these areas adjoin the Cork Harbour SPA. Marino Point and Little Island also adjoin the Great Island Channel SAC. Increased development of lands and/or intensification of use of land around the harbour area for industrial purposes has the potential to contribute to negative pressures on water quality and to thereby impact negatively on coastal and marine habitats which are qualifying interests of the Great island Channel SAC. Development or intensification of uses of lands adjoining the Cork Harbour SPA has the potential to increase disturbance related impact to birds which are identified Special Conservation Interest species and result in ex-situ impacts associated with loss of availability of feeding, roosting or breeding sites.

The chapter also includes policies supporting economic development within the main towns and other regions with a particular emphasis on the agri-food business in the main towns of North Cork – Mallow, Charleville, Mitchelstown and Fermoy and tourism and the marine economy in West Cork – particularly in Clonakilty, Skibbereen, Bantry, Schull and Castletownbere.

Intensification of the agri-food industry within the catchment of the Blackwater has the potential to increase pressure on water quality in the catchment and to thereby impact negatively on freshwater habitats and species which are qualifying interests of the Blackwater River Special Area of Conservation.

Intensification of tourism and other activities associated with the marine economy in sensitive coastal zones of the county has the potential to impact negatively on coastal and marine habitats and species which are qualifying interests of EU sites. For example, facilitating and promoting increased access by tourists to off-shore islands which support populations of breeding sea-birds has the potential to increase the risk of causing disturbance to these species.

The chapter includes support for existing employment sectors in the rural areas including agriculture, fishing, aquaculture, mineral extraction, forestry, energy and tourism & recreation. Intensification of these activities in some locations may have the potential to impact negatively on EU sites. Primary concerns relate to potential for impacts on water quality within EU freshwater sites - associated with agriculture, mineral extraction and forestry development; potential for tourism and recreational related activities to impact negatively on sensitive coastal and upland habitats within EU sites; and potential for tourism and recreational related activities to cause disturbance to protected species within and adjoining EU sites.

#### 5.2.7 Town Centres and Retail (Volume 1 Chapter 9)

The chapter includes objectives relating to the diversification of uses within town centres, the improvement of the public realm and sets out strategies to address the issue of vacant properties in town centres.

It also sets out the quantum and type of retail development which will be permitted settlements, which accords with the retail hierarchy as set out in the Joint Retail Strategy (City and County Retail Strategy). It is a primary objective of the plan to locate new retail development within existing town centres in so far as possible and to discourage the development of out of town retail parks. The chapter also includes policy to align transport infrastructure with retail strategy, to encourage the sensitive redevelopment of old buildings in towns and to promote high quality design for new retail and other development in towns.

Town centres and other zoned land where retail will be provided has been considered at settlement level. No policies in this chapter were identified which would be considered likely to give rise to significant negative effects on any EU sites.

### 5.2.8 Tourism (Volume 1 Chapter 10)

This chapter includes policies supporting the development of the tourism sector in the County. It includes objectives supporting nationally branded initiatives including the development of the Wild Atlantic Way and Irelands Ancient East and includes a list of key tourism attractions the development of which will be supported. These include beaches and other coastal sites for walking and water-based activities, river valleys for walking and water-based activities and upland areas for walking and cycling activities. Particular focus is given to the promotion of walking and cycling opportunities around Cork Harbour and for the development of marine tourism opportunities in the harbour area. The chapter also includes support for developing cruise line tourism in West Cork at Bantry, Glengarriff and Bere Island and for the development of marinas (locations not specified).

The chapter also includes references to and provides supporting policy for Greenways, cycleways and walking routes. Particular reference is made to the Cork Harbour Greenway and a proposed 'Lee to Sea' Greenway linking Ballincollig to the City as well as to the potential for developing other Greenways on old railway lines linking Cork to Kinsale, Clonakilty, Skibbereen, Baltimore, Schull and Bantry and from Mallow/Fermoy to Ballyduff (Waterford). Walking routes including the Blackwater Way, the Ballyhoura Way and the Beara and Sheep's Head Ways are also referenced in this chapter.

The chapter provides support for small scale local tourism enterprises including Agri-and Eco-tourism initiatives and includes policies supporting the provision of tourism accommodation including camping and glamping type facilities and facilities for commercial motorhomes.

Many of the locations the development of new walks, cycleways and marinas are proposed and where marine tourism opportunities are to be supported are located proximal to or within European sites. Intensification of tourism activities in sensitive coastal zones of the county has the potential to impact negatively on coastal and marine habitats and species which are qualifying interests of EU sites. For example, facilitating and promoting increased access by tourists to off-shore islands which support populations of breeding sea-birds has the potential to increase the risk of causing disturbance to these species. Intensifying recreational activities within or near dune habitats has the potential to cause damage to these fragile habitats. Expanding walking routes or intensifying the use of walking routes on fragile upland habitats including bog and heath could have the potential to cause erosional damage to such habitats.



### 5.2.9 Water Management (Volume 1, Chapter 11)

**Protection of Water Quality and Hydrological Processes:** This chapter of the plan includes policies supporting the implementation of the Water Framework Directive, the River Basin Management Plan, the Groundwater Directive, the Drinking Water Directive and the Nitrates Directive and indicates the Councils approach to future the management of future development having regard to the current status of waste-water and drinking water infrastructure. The chapter clarifies that future development in settlements where there are deficits in waste-water or drinking water infrastructure will only proceed following the completion of any necessary upgrades to that infrastructure. The chapter clarifies that future developments will need to provide SuDs measures and emphasizes that priority be given to nature-based solutions in designing such measures. It also includes policy providing for the protection of the riparian zone of river channels from inappropriate development.

**Flood Risk Management:** The chapter sets out Council policy in relation to Flood Protection and Flood Risk Assessment. A preliminary Strategic Flood Risk Assessment has been carried out however, it is the stated intention to carry out an updated Strategic Flood Risk Assessment which it to be reflected at amendments stage. The chapter sets out flood risk policy which discourages non-compatible development within Flood Risk areas other than where a justification test has been carried out and development is shown to be acceptable.

The policies in this chapter support the protection of water quality and the retention of natural hydrological processes. No policies in this chapter were identified which would be considered likely to give rise to significant negative effects on any EU sites.

### 5.2.10 Transport Infrastructure (Volume 1 Chapter 12)

This chapter of the plan supports the development of new Greenways and other cycleways, as well as new roads and upgrades to existing roads in a number of areas of the county where there could be potential for such development to impact negatively on EU sites. The chapter also includes objectives relating to the protection of ports and associated transport links.

**Greenways, Cycleways and Blueways:** The chapter includes policies support proposed upgrades and extensions to the Cork Harbour Greenway (Passage West to Crosshaven), the development of the Inter-Urban Cycle Route/Greenway for East Cork (Dunkettle to Midleton) and development of linkages to this route from

Little Island and Cobh. All of these proposals would be located close to Cork Harbour and have the potential to impact negatively on the Cork Harbour SPA unless carefully planned and developed.

The chapter also provides support for the development of a Greenway along the old railway line connecting Mallow to Ballyduff (Waterford) and for Blueways (locations not specified). The development of a Greenway between Mallow and Ballyduff development could have the potential to impact negatively on the Blackwater River SAC, the Blackwater Callows SPA and the Blackwater Estuary SPA unless carefully planned and developed. The development of Blueways within or near freshwater and marine EU sites has the potential to impact negatively on these sites. Potential impacts of Greenways and Blueways include potential impacts to habitats and risk of disturbance to qualifying interest species including birds and Otter.

**New Roads and Upgrades to Roads:** Development of new roads and upgrades to existing roads is also supported in the plan, some of which are located in locations close to or potentially within EU sites. Development within or near EU sites has the potential to give rise to direct loss of qualifying interest habitats, negative effects on water quality and disturbance related impacts to qualifying interest species. Proposed roads projects for which support is provided in the plan include some which have been through the planning process and have been subject to environmental assessment, including some which are already under construction. The projects include:

Table 5.1 Proposed Roads Projects	
Proposed Project	Relevant EU Sites
M20 Cork – Limerick	Blackwater River SAC & Blackwater Callows SPA
Dunkettle Junction Upgrade	Great Island Channel SAC & Cork Harbour SPA
N28 route to Ringaskiddy	Great Island Channel SAC & Cork Harbour SPA
N22 Ballyvourney to Macroom	St. Gobnait’s Wood SAC
N20 Mallow Relief Road	Blackwater River SAC
Upgrade to N25 Cork – Carrigtwohill to Midleton	Great Island Channel SAC & Cork Harbour SPA
Cork Northern Ring Road	Great Island Channel SAC & Cork Harbour SPA
N71 Improvements Cork – Bantry	Clonakilty Bay SAC, Clonakilty Bay SPA & Roaringwater Bay & Islands SAC

Table 5.1 Proposed Roads Projects	
Proposed Project	Relevant EU Sites
N72 Improvements Fermoy – Rathmore	Blackwater River SAC & Blackwater Callows SPA
N73 Improvements Mitchelstown - Mallow	Blackwater River SAC
Carrigaline Regional Distributor Road	Cork Harbour SPA
Upgrade of R624 Marino Point to Cobh	Great Island Channel SAC & Cork Harbour SPA
Upgrade of R630 Midleton to Whitegate	Great Island Channel SAC & Cork Harbour SPA
Upgrade of R586 Bandon to Bantry	Bandon River SAC
Upgrade to R572 Castletownbere Port to N71	Glengarriff Harbour & Woodland SAC & Caha Mountains SAC

**Ports:** Support for the protection and development of port facilities at Ringaskiddy, Whitegate and at Marino Point is emphasised in this chapter. Intensification of port related activities at Marino Point has the potential to impact negatively on the Cork Harbour SPA and on the Great island Channel SAC. Intensification of port related activities at Ringaskiddy and at Whitegate-Aghada has the potential to impact negatively on the Cork Harbour SPA.

The chapter also includes policies supporting the development of rail-based freight links from Marino Point and North Esk (Glounthaune). These areas adjoin the Great Island Channel SAC and Cork Harbour SPA and could be negatively impacted by development and operation of rail-based freight activities at these locations.

The chapter includes objectives supporting Castletownbere Port as well as other smaller ports, harbour and quays which are important for fishing and for their role in the tourism industry. Many of these smaller ports, harbours and quays are located within or near EU designated sites. Further development of these could have the potential to negatively affect both habitats and species for which these sites are designated. Intensification of use or expansion of development within and around ports, harbours and quays which are located within or near EU sites has the potential to result in habitat loss, impacts to water quality and disturbance related impacts to relevant species.

### 5.2.11 Energy and Telecommunications (Chapter 13)

This chapter of the plan includes policies supporting the continued development and expansion of the renewable energy industry including the development of onshore and offshore wind energy, solar energy, geothermal energy, hydro and bio-energy initiatives and projects as well as projects providing for storage of renewable storage.

**Onshore Wind:** Onshore wind energy projects are required to comply with the County Wind Energy Strategy and National Wind Energy Guidelines. The chapter provides support for the upgrading or expansion of existing onshore wind energy projects. The chapter also includes support for the development of small-scale wind energy installations for domestic, agricultural and some industrial activities and for the development of wind energy installations for individual premises within Strategic Employment Locations around Cork Harbour. While the Wind Energy Strategy identifies EU sites as areas not suitable for the development of wind energy projects, the development of wind energy projects has the potential to give rise to indirect negative effects on EU sites. Developments located in upland areas have particular potential to pose a risk of impact to water quality in receiving catchments including the catchments of EU designated sites, for example the Blackwater River, particularly if they are proposed to be located on peat habitats increasing the risk of peat erosion and release of silt/sediment to watercourses. They may also have the potential to negatively impact breeding populations of Hen Harrier and other bird species for which upland SPAs are designated by resulting in the loss of availability of breeding and/or foraging habitat external to such sites, by causing significant disturbance to breeding or feeding birds or by causing a collision risk to birds.

The plan supports the expansion of existing windfarm. Many of these are located in sensitive locations including within upland SPAs. Expansion of such projects could result in significant negative effects to sensitive habitats and to protected bird species including those which are qualifying interest features of EU sites.

**Solar:** New solar projects are encouraged. Projects are to be assessed on their own merits until national guidelines are introduced. The siting of solar projects close to or within EU sites could have the potential to cause damage to qualifying interest habitats and disturbance and other impacts on qualifying interest species including birds. Recent proposals have included proposals within and adjoining EU sites providing for the protection of freshwater and estuarine habitats and species, as well as proposals on sensitive upland habitats.

**Hydro Power:** The plan includes policy supporting hydroelectric power generation, pumped hydroelectric storage and small hydro power developments. The siting of such projects within or with a hydrological connection to freshwater SACs would be likely to give rise to significant negative effects on qualifying interest habitats and species.

**Geothermal Power:** The plan supports the development of projects which would generate geothermal energy. The siting of such projects within or near EU sites could have the potential to give rise to negative effects on qualifying interest species and habitats.

**Offshore Renewable and Ocean Energy:** The draft plan supports the development of off-shore renewable energy projects. While such projects are outside the administrative boundary of the Council, the plan particularly expresses support for the provision of land side facilities and infrastructure to facilitate such development at ports and harbours including Cork Harbour Castletownbere and Bere Island.

Offshore renewable energy developments may have potential to have negative effects on marine habitats and species, including those associated with EU sites depending on the project type and location.

Port facilities at two of the particular locations identified for the provision of land side infrastructure to facilitate the development of such projects (Cork Harbour and Bere Island) are located proximal to EU sites. The development or expansion of port facilities at these locations to facilitate off-shore renewable energy development could have the potential to negatively impact EU sites including the Cork Harbour SPA and Beara Peninsula SPA.

**Bioenergy and Hydrogen Energy:** The plan supports the development of commercial and small-scale bioenergy plants and the development of green hydrogen. No particular locations are identified. The siting of such projects within or near EU sites could have the potential to give rise to effects on qualifying interest habitats and species

**Gas Storage:** The plan supports providing for gas storage and storage of Liquefied Natural Gas. Cork Harbour and the Kinsale Gas Field are referenced as possible locations for gas storage but are not referenced specifically in the objective. The siting of such projects within or near EU sites could have the potential to give rise to effects on qualifying interest habitats and species

**Carbon Capture Storage:** The plan supports the provision of Carbon Capture and Storage development in the county. The Kinsale Gas Field is referenced as a possible location. The siting of such projects within or near EU sites could have the potential to give rise to effects on qualifying interest habitats and species

**Battery Energy Storage, Electricity Transmission Network, Gas Network Infrastructure:** The plan supports the development of battery storage capability and facilitating the upgrade and expansion of the electricity transmission grid and the gas infrastructure network. No particular locations are identified for battery storage project or for development or upgrades to the Electrical Transmission Network. Developments within or near EU sites could have the potential to give rise to effects on qualifying interest habitats and species.

**Celtic Interconnector:** The plan supports the development of the Celtic Interconnector link to France. The proposed route for Celtic Interconnector Grid has been identified and largely avoids interaction with EU sites.

**National Energy Hub:** The plan supports the existing role of the Whitegate area as an energy hub. The area is located proximal to the Cork Harbour SPA, intensification of energy storage uses at this location could have the potential to have negative effects on this site.

#### 5.2.12 Green Infrastructure (Chapter 14 Volume 1)

This chapter sets out key principles for the protection and management of green and blue infrastructure resources and identifies the cross linkages to objectives set out in other chapters of the plan, particularly objectives relating to the protection of biodiversity and water resources and objectives contained in the climate chapter, which will help to achieve these principles. The chapter includes objectives relating to the standards to be applied in the design and provision of public and private open space in new residential developments, supporting the development of new recreational opportunities in the wider countryside, the recording of Public Rights of Way and the protection of high -value landscapes. Objectives relating to the protection, enhancement of green infrastructure resources and the development of additional green spaces are positive from an environmental perspective. The implementation of these objectives should enhance ecological linkages in the county including between the network of European sites.

The chapter includes an objective to support the diversification of the rural economy through the development of the recreational potential of the countryside. This a broad and general objective and does not include

reference to any particular locations. Objectives relating to walks and cycleways in rural areas are also referenced in the tourism and transport chapters. Inappropriate siting of walks or cycleways could have the potential to give rise to negative effects on EU sites, however the objective includes reference to the need to integrate such developments sensitively protecting biodiversity resources. No policies in this chapter were identified which would be considered likely to give rise to significant negative effects on any EU sites.

### 5.2.13 Biodiversity and Environment (Chapter 15, Volume 1)

This chapter sets out the Council's objectives for the protection of biodiversity resources including sites proposed or designated for nature conservation, protected species and habitats of high natural value outside protected sites across all elements areas of Council activity including plan making, development, land management, the permitting and licensing of new development and other activities, and through its work with communities and other groups as well as other agencies. The chapter includes objectives supporting the implementation of the National and County Biodiversity Action Plans and to All-Ireland Pollinator Plan. The implementation of these policies will contribute to the protection of EU designated sites.

The chapter also includes broader environmental objectives relating to the protection of soils and air quality, to the control of noise and light emissions and the management and control of waste.

The chapter includes a reference to the Bottlehill Landfill site and its potential to meet waste management infrastructural needs with particular reference to integrated waste management and waste to energy potential. The Bottlehill site is located within the catchment of the Blackwater River and future development of the site could have the potential to negatively impact this and/or other EU sites.

The chapter includes policy supporting expansion of existing waste facilities and the identification of suitable sites within the county for the safe disposal of construction and demolition waste in conjunction with the Southern Region Waste Management Plan. While no locations are provided, developments which are inappropriately sited or designed could have the potential to impact negatively on EU sites. The chapter includes policy supporting expansion of existing waste facilities and the identification of suitable sites within the county for the safe disposal of construction and demolition waste in conjunction with the Southern Region Waste Management Plan. While no locations are provided, developments which are inappropriately sited or designed could have

the potential to impact negatively on EU sites. However, the objective includes sufficient caveats to direct such development away from EU sites and sites of biodiversity value.

#### 5.2.14 Heritage (Chapter 16, Volume 1)

This chapter describes the built heritage, cultural and archaeological heritage of the County and sets out objectives for protecting same. It also includes a short section on the arts and includes an objective to provide for the development of arts infrastructure and facilities to support creative activity at local level. No policies in this chapter were identified which would be considered likely to give rise to significant negative effects on any EU sites.

#### 5.2.15 Climate Action (Chapter 17, Volume 1)

This chapter sets out the context for county level climate policy, linking back to International, National and Regional Policy. It also identifies the policy areas included across all chapters of the plan which will help to mitigate the impacts of Climate Change. These include policies which are intended to deliver compact growth, improved public and active transport opportunities, encouragement of development of more renewable energy facilities and the protection of biodiversity resources. It includes objectives to support National and Regional climate policy and to support the implementation of Cork Climate Change Adaptation Strategy, to enhance awareness of climate action issues, to support the Regional Climate Office and to prepare Climate Action Plans if required as well as to identify and develop decarbonising zones in the county.

The policies of this chapter are compatible with protection of the environment generally. It is indicated in the chapter that some adaptation actions may involve proposals to build hard flood defences in certain locations (para 1.6.5). The development of hard engineering flood defence infrastructure (coastal or inland) has the potential to significantly negatively impact EU sites. Impacts could include habitat loss or fragmentation arising from alterations to natural dynamic coastal or freshwater processes, impacts to water quality and disturbance or other impacts to freshwater or coastal species. However, it is also clarified that any such mitigation will be subject to AA and EIA/SEA processes as appropriate to the individual proposals. No policies in this chapter were identified which would be considered likely to give rise to significant negative effects on any EU sites.



### 5.2.16 Zoning and Land Use (Chapter 18, Volume 1)

This chapter provides technical guidance and clarifies the types of development which will be permitted within land zoned for particular uses eg residential, commercial, industrial, business, community or mixed uses in Volumes 3, 4 and 5.

The chapter also includes a description of the proposed new approach to zoning of green space within urban settlements identifying areas whose primary function will be active recreational use, those areas whose primary functions will relate to protection of the environment, landscape and biodiversity and open space areas whose primary function will be to provide for more passive recreational uses.

The chapter provides for the zoning of Residential Reserve land, which is land which will not be required to be developed during the planning period, but which was zoned in previous plans and is being protected to facilitate the long-term expansion of certain settlements in large towns.

The assessment of impact of zoning particular areas of land for development has been completed at settlement level.

### 5.2.17 Implementation and Delivery (Chapter 19, Volume 1)

This chapter sets out how the plan will be funded and implemented. It does not include location specific development objectives which could have the potential to direct development into sensitive locations.

## 5.3 Screening Summary Tables

Table 5.2 summarises the findings of the screening assessment at site level. Potential significant effects have been ruled out for a total of 22 sites. The potential for the plan to give rise to significant negative effects has been screened in for a total of 42 sites and these sites are therefore subject to Appropriate Assessment.

Table 5.3 provides a summary of the issues identified as relevant to each EU site where the potential for the plan to give rise to significant effects on one or more EU site has not been screened out. The full details of the screening assessments are included in the site reports included in Appendix I of this document.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
0077	Ballymacoda (Clonpriest and Pillmore) SAC	None	Possible	N/A	N/A	Possible – water quality	AA required.
0090	Glengarriff Harbour and Woodland SAC	None	Possible	Possible	Possible	Possible	AA required.
0091	Clonakilty Bay SAC	Possible	Yes	N/A	N/A	Possible – water quality	AA required.
0093	Caha Mountains SAC	None	Possible	Possible	Possible	Possible	AA required.
0097	Lough Hyne Nature Reserve & Environs SAC	Possible	Yes	N/A	N/A	None	AA required.
0101	Roaringwater Bay and Islands SAC	Yes	Yes	Yes	Yes	Possible – water quality	AA required.
0102	Sheep's Head SAC	None	Yes	Yes	Yes	Yes	AA required.
0106	St. Gobnet's Wood SAC	None	Yes	N/A	N/A	Yes	AA required.
0108	The Gearagh SAC	None	Yes	Yes	Yes	Yes	AA required.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
0109	Three Castle Head to Mizen Head SAC	None	Possible	N/A	N/A	Possible	AA required.
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	None	Possible	Possible	Possible	Possible	AA required.
1040	Barley Cove to Ballyrisode Point SAC	Possible	Possible	Possible	Possible	Possible	AA required.
1043	Cleanderry Wood SAC	None	Possible	Possible	Possible	Possible	AA required.
1058	Great Island Channel SAC	None	Yes	N/A	N/A	Yes	AA required.
1061	Kilkeran Lake and Castlefreke Dunes SAC	None	Possible	N/A	N/A	Possible	AA required.
1070	Myross Wood SAC	None	Possible	None	None	None	AA required.
1230	Courtmacsherry Estuary SAC	Possible	Yes	N/A	N/A	Possible – water quality	AA required.
1547	Castletownshend SAC	None	None	None	None	None	No potential for impact on this site identified.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
1873	Derryclogher (Knockboy) Bog SAC	None	None	None	None	None	No potential for impact on this site identified.
1879	Glanmore Bog SAC	Yes	Yes	Yes	Yes	Possible	AA required.
1890	Mullaghanish Bog SAC	None	Possible	None	None	None	AA Required.
2036	Ballyhoura Mountains SAC	None	Possible	N/A	N/A	Possible	AA required.
2037	Carrigeenamronety Hill SAC	None	Possible	None	None	None	AA Required.
2158	Kenmare River SAC	Possible	Possible	Possible	Possible	Possible	AA required.
2165	Lower River Shannon SAC	Possible	Possible	Possible	Possible	Possible	AA required.
2170	Blackwater River (Cork/Waterford) SAC	Yes	Yes	Yes	Yes	Yes	AA required.
2171	Bandon River SAC	Yes	Yes	Possible	Yes	Possible	AA required.
2189	Farranamanagh Lough SAC	None	Possible	N/A	N/A	Possible	AA required.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
2280	Dunbeacon Shingle SAC	None	Possible	N/A	N/A	None	AA required.
2281	Reen Point Shingle SAC	None	Possible	N/A	N/A	None	AA required.
4021	Old Head of Kinsale SPA	None	Possible	Possible	Possible	Possible	AA required.
4022	Ballycotton Bay SPA	No	Yes	Yes	Yes	Yes	AA required.
4023	Ballymacoda Bay SPA	No	Yes	Yes	Yes	Yes	AA required.
4028	Blackwater Estuary SPA	No	Yes	Yes	Yes	Yes	AA required.
4030	Cork Harbour SPA	No	Yes	Yes	Yes	Yes	AA required.
4066	Bull and the Cow Rocks SPA	None	None	None	None	None	No potential for impact on this site identified.
4081	Clonakilty Bay SPA	None	None	None	None	None	No potential for impact on this site identified.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
4094	Blackwater Callows SPA	None	Possible	None	None	None	AA required.
4095	Kilcolman Bog SPA	None	None	None	None	None	No potential for impact on this site identified.
4109	The Gearagh SPA	None	Yes	Yes	Yes	Yes	AA required.
4124	Sovereign Islands SPA	None	None	None	None	None	No potential for impact on this site identified.
4155	Beara Peninsula SPA	Possible	Yes	Yes	Yes	Yes	AA required.
4156	Sheeps Head to Toe Head SPA	No	Yes	Yes	Yes	Yes	AA required.
4161	Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA	Possible	None	Yes	Yes	Possible	AA required.
4162	Mullaghanish to Musheramore Mountains SPA	Possible	None	Possible	Yes	Possible	AA required.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
4190	Galley Head to Duneen Point SPA	None	Possible	Yes	None	None	AA required.
4191	Seven Heads SPA	None	Possible	Yes	None	None	AA required.
4219	Courtmacsherry Bay SPA	Possible	Yes	Possible	None	Possible	AA required.
0353	Old Domestic Buildings, Dromore SAC	None	None	None	None	None	No potential for impact on this site identified.
0364	Kilgarvan Ice House SAC	None	None	None	None	None	No potential for impact on this site identified.
0646	Galtee Mountains SAC	None	None	None	None	None	No potential for impact on this site identified.
1342	Cloonee and Inchiquin Loughs, Uragh Wood SAC	None	None	None	None	None	No potential for impact on this site identified.

**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
1881	Maulagowna Bog SAC	None	None	None	None	None	No potential for impact on this site identified.
2041	Old Domestic Building, Curraglass Wood SAC	None	None	None	None	None	No potential for impact on this site identified.
2123	Ardmore Head SAC	None	None	None	None	None	No potential for impact on this site identified.
2137	Lower River Suir SAC	None	None	None	None	None	No potential for impact on this site identified.
2173	Blackwater River (Kerry) SAC	None	None	None	None	None	No potential for impact on this site identified.
2098	Old Domestic Building, Askive Woods SAC	None	None	None	None	None	No potential for impact on this site identified.



**Table 5.2: Summary of Screening Assessment (ref Appendix I to review detailed screening)**

Site Code	Site Name	Policies which could give rise to direct effects on the site	Policies which could give rise to indirect effects on habitat quality within the site	Policies which could cause disturbance to qualifying interest species	Policies which could cause a reduction in qualifying interest species richness/diversity	Policies which could cause changes in indicators of conservation value	Screening conclusion
2257	Moanour Mountain SAC	None	None	None	None	None	No potential for impact on this site identified.
2315	Glanlough Woods SAC	None	None	None	None	None	No potential for impact on this site identified.
4038	Killarney National Park SPA	None	None	None	None	None	No potential for impact on this site identified.
4154	Iveragh Peninsula SPA	None	None	None	None	None	No potential for impact on this site identified.
4175	Deenish Island and Scariff Island SPA	None	None	None	None	None	No potential for impact on this site identified.
4192	Helvick Head to Ballyquin SPA	None	None	None	None	None	No potential for impact on this site identified.

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/ utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
0077	Ballymacoda (Clonpriest & Pillmore) SAC			✓	✓		✓					✓
0090	Glengarriff Harbour & Woodland SAC	✓	✓	✓	✓		✓	✓		✓	✓	✓
0091	Clonakilty Bay SAC	✓	✓	✓	✓		✓	✓		✓		✓
0093	Caha Mountains SAC						✓			✓	✓	✓
0097	Lough Hyne Nature Reserve & Environs SAC	✓		✓	✓		✓	✓		✓		✓

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
0101	Roaringwater Bay & Islands SAC	✓	✓*	✓	✓		✓	✓	✓	✓		✓
0102	Sheep's Head SAC	✓					✓			✓		✓
0106	St. Gobnet's Wood SAC	✓	✓*				✓			✓		✓
0108	The Gearagh SAC			✓	✓		✓					✓
0109	Three Castle Head to Mizen Head SAC						✓			✓		✓
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC									✓		✓

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
1040	Barley Cove to Ballyrisode Point SAC	✓		✓	✓		✓	✓		✓		✓
1043	Cleanderry Wood SAC						✓			✓		✓
1058	Great Island Channel SAC	✓	✓*	✓	✓		✓	✓	✓	✓	✓	✓
1061	Kilkeran Lake & Castlefreke Dunes SAC			✓	✓		✓	✓		✓		✓
1070	Myross Wood SAC											✓

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
1230	Courtmacsherry Estuary SAC	✓	✓*	✓			✓	✓		✓		✓
1547	Castletownshend SAC											
1879	Glanmore Bog SAC	✓			✓	✓	✓			✓		✓
1890	Mullaghanish Bog SAC											✓
2036	Ballyhoura Mountains SAC									✓		✓
2037	Carrigeenamronety Hill SAC											✓
2158	Kenmare River SAC	✓	✓	✓	✓		✓	✓		✓		✓

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/ utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
2165	Lower River Shannon SAC	✓		✓	✓		✓					✓
2170	Blackwater River (Cork/Waterford) SAC	✓	✓*†	✓	✓		✓			✓	✓	✓
2171	Bandon River SAC	✓	✓	✓	✓		✓			✓	✓	✓
2189	Farranamanagh Lough SAC		✓*	✓			✓	✓		✓		✓
2280	Dunbeacon Shingle SAC									✓		
2281	Reen Point Shingle SAC									✓		
4021	Old Head of Kinsale SPA									✓		

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/ utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
4022	Ballycotton Bay SPA	✓		✓	✓		✓	✓	✓	✓		✓
4023	Ballymacoda Bay SPA			✓	✓		✓	✓		✓		✓
4028	Blackwater Estuary SPA	✓	✓	✓	✓		✓	✓		✓		✓
4030	Cork Harbour SPA	✓	✓*	✓	✓		✓	✓	✓	✓	✓	✓
4081	Clonakilty Bay SPA	✓	✓	✓	✓		✓	✓		✓		✓
4094	Blackwater Callows SPA		✓†	✓	✓		✓				✓	✓
4109	The Gearagh SPA			✓	✓		✓					✓
4155	Beara Peninsula SPA	✓	✓				✓	✓	✓	✓		✓

**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/ utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
4156	Sheeps Head to Toe Head SPA	✓	✓*				✓	✓	✓	✓		✓
4161	Stacks to Mullaghareirk Mountains, West Limerick Hills & Mountain Eagle SPA	✓					✓			✓		✓
4162	Mullaghanish to Musheramore Mountains SPA						✓			✓		✓
4190	Galley Head to Duneen Point SPA						✓			✓		✓
4191	Seven Heads SPA		✓*				✓			✓		✓



**Table 5.4 Summary Screening By Issue (See Appendix I for detailed screening assessment).**

Site Code	Site Name	Vol 1 Chap 18 & Vols 3, 4 & 5 - Zonings  Land zoned for development within or near EU sites	Vol 3, 4 & 5  Settlement specific infrastructure/utility policy	Settlement Level Population Targets: Vol 1 Chaps 2, 3 and 4. Population targets increasing pressure on water quality and on natural hydrological processes in freshwater and marine catchments linked to EU Sites			Vol 1 Chap 5  Rural Housing Policies	Vol 1 Chap 7  Marine Policies	Vol 1 Chap 8  Economic Policies	Vol 1 Chap 10  Tourism Policies	Vol 1 Chap 12  Transport Policies	Vol 1 Chap13  Sustainable Energy Policies
				Waste-water	Surface water	Drinking water						
4219	Courtmacsherry Bay SPA	✓	✓*	✓	✓		✓	✓		✓		✓

## Chapter 6 In Combination Effects

National, regional and county level policy which informs and directs land use and management in different parts of the county can exert various pressures on EU sites and their qualifying habitats and species. Policies of the draft County Development Plan could contribute to negative effects on the qualifying interests of individual sites when considered in-combination with such policy. The following chapter categorises EU sites by broad type and location and identifies at a high level national and regional policies and legislative requirements which inform and influence land use and management practises in areas where EU sites occur. A list of relevant plans, programmes and policy documents which are considered to be of relevance is included in Table 6.1.

### 6.1 Upland Habitats and Species

The upland zone includes sites designated for the protection of peatland habitats and sites designated for the protection of the breeding areas of Hen Harrier.

Upland sites which are designated for the protection of heath and bog habitats may be vulnerable to activities or development which cause damage to peatland habitats. Policies of this plan which could contribute to pressures on upland habitats include those promoting or encouraging recreational hill walking. Such activity could act in combination with other activities exerting pressure on peatland habitats including those associated with farming (livestock grazing, agricultural improvement), forestry and peat harvesting, to cause erosion and other damage to such habitats. There are general policies promoting rural tourism and hillwalking in the plan, and there are also particular references made to the Beara Way and to the Ballyhoura Way and it is stated in the plan that the Council is actively exploring the development of new routes to provide for walking and cycling.

National and other policy documents which support intensification of forestry, agriculture, recreational walking, renewable energy development and other land use activities in the upland areas could contribute to effects on peatland habitats (see Table 6.1).

The relevant sites are:

Upland SACs	
Code	Name
0093	Caha Mountains SAC
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC
0646	Galtee Mountains SAC
1873	Derryclogher Bog SAC
1879	Glanmore Bog SAC
1881	Maulagowna Bog SAC
1890	Mullaghanish Bog SAC
2036	Ballyhoura Mountains SAC
2037	Carrigeenamronety Hill SAC
2257	Moanour Mountain SAC

Maintaining upland habitats in favourable conservation condition within and near the upland SPAs is also important to protect the quality and extent of feeding areas and breeding habitat of Hen Harrier. It is also important to ensure that these areas remain relatively undisturbed to ensure the protection of this and other upland breeding bird species. There is significant pressure for expansion of commercial forestry and renewable energy development within upland areas. There is also pressure to improve land for agricultural use. Such pressures leading to changes in land uses in upland areas (both within and external to SPAs) may reduce the quality and extent of upland habitat available to Hen Harrier and other upland bird species. Policies of the plan which direct development into upland areas and which could contribute to existing pressures include policies relating to the expansion of renewable energy infrastructure as well as policies which direct tourism and recreational activity into upland areas or to locations adjoining winter roost sites of this species (see Table 6.1).

The relevant sites are:

Upland SPAs	
Code	Site Name
4161	Stacks to Mullaghareirk Mountains, west Limerick Hills and Mount Eagle
4162	Mullaghanish to Musheramore Mountains SPA

## 6.2 Freshwater Habitats and Species

This includes SACs designated for the protection of freshwater habitats and species and inland SPAs designated for the protection of wetland habitats which support populations of wetland birds. These sites require the protection of water quality, the maintenance of natural hydrological processes, the protection of flood plains and the maintenance of free passage for fish to ensure protection of their favourable conservation condition. The main sources of pressure on riverine sites are associated with agriculture, forestry, urban settlements and rural housing, all of which exert pressure on water quality and can also interfere with hydrological processes in natural watercourses. These are factors of concern for all the designated riverine sites in the county.

Policies of the plan allocating additional population in both urban and rural areas within the catchments of designated rivers have the potential to contribute to negative effects on water quality and on natural hydrological processes in the freshwater SAC's.

Policies in the plan encouraging development of wind energy projects, most of which are directed to upland sites, also have the potential to contribute to negative effects on water quality in these sites. Policies in the plan encouraging or supporting the development of hydro-electric schemes have the potential to contribute to significant effects on natural hydrological processes within designated sites. As the impacts of climate change become more pronounced, the pressure to prevent flooding within some of the settlements along designated rivers may increase. This could add to pressure on natural hydrological processes within the catchments of designated rivers.

Policies in the plan encouraging development of riverside walks and cycleways in many of the settlements within or adjoining freshwater SACs. The development of such walks and cycleways has the potential to contribute to negative effects on riverine habitats and to contribute to disturbance effects freshwater species including Otter.

National and other policies influencing development in sensitive catchments and potentially exerting additional negative pressures including on water quality and hydrological processes or contributing to species disturbance and increasing risk of spread of invasive alien species include policies national and regional settlement and economic development policy, Flood Risk Management (CFRAMS), the Arterial Drainage Act, agriculture, forestry and climate mitigation policy (see Table 6.1).

The sites of relevance are:

Freshwater SACs	
Code	Name
0093	Caha Mountains (Barley Lake, Glenkeel Lough, Lough Shanoge, Lough Dereenadarodia)
0108	The Gearagh SAC
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC
1879	Glanmore Bog SAC (Glenbeg Lough and Owenagappul River)
2165	Lower River Shannon SAC (River Feale)
2170	Blackwater River SAC (Blackwater, Bride, Owentaraglin, Awbeg, Allow, Funshion and other tributaries)
2171	Bandon River SAC (Bandon and Caha Rivers)

Freshwater SPAs	
Code	Name
4094	Blackwater Callows SPA
4095	Kilcolman Bog SPA
4109	The Gearagh SPA

### 6.3 Woodland Habitats and Species

There are two type of woodland which are designated for protection within EU sites in County Cork. These are Old Oak Woodlands and Residual Alluvial Woodlands. The key pressures on Old Oak Woodlands are associated

with grazing pressure, woodland clearance, fire and risk of spread of invasive species. No policies of the plan have been identified which could significantly contribute to these pressures within any Natura site.

Residual Alluvial Woodlands are woodlands which are periodically flooded and are dependent on the maintenance of natural hydrological conditions within their contributing catchments to maintain favourable conservation condition. Such woodlands occur in the Gearagh, the Blackwater River SAC and the Bandon River SAC. Policies in the plan which encourage development which could result in the alteration of natural flooding patterns within alluvial woodlands and their catchments, could have the potential to contribute to negative effects on these habitats. These include, policies encouraging renewable energy development in upland areas and policies supporting all types of development within relevant settlements. National and other policies influencing development in sensitive catchments and potentially exerting additional negative pressures including on water quality and hydrological processes or contributing to species disturbance and increasing risk of spread of invasive alien species include policies influencing national and regional settlement and economic development patterns, Flood Risk Management (CFRAMS), the Arterial Drainage Act, agriculture, forestry and climate mitigation policy (see Table 6.1).

The sites of relevance are:

Woodland SACs	
Code	Name
0090	Glengarriff Harbour and Woodland SAC
0106	St. Gobnait's Wood SAC
0108	The Gearagh SAC
1043	Cleanderry Wood SAC
2170	Blackwater River SAC
2171	Bandon River SAC

## 6.4 Coastal and Marine Habitats and Species

The coastal zone includes SACs designated for the protection of coastal and marine habitats, SPAs designated for the protection of wetland birds, SPAs designated for the protection of breeding sea-birds and SPAs

designated for the protection of important breeding areas. In the coastal zone, the primary issues of concern are objectives of the plan which may

- exert pressure on water quality in coastal and transitional waters;
- encourage tourism and recreational activity on fragile coastal habitats including dunes and heath habitat;
- encourage the development of roads and active transport infrastructure (cycleways and walkways) within or near sensitive coastal habitats or close to areas where there is potential to cause disturbance to birds or other qualifying interest species;
- support intensification of port related activities within or near sensitive coastal habitats or close to areas where there is potential to cause disturbance to birds or other qualifying interest species;
- encourage industrial and other economic activity within or near sensitive coastal habitats or close to areas where there is potential to cause disturbance to birds or other qualifying interest species;

Other plans and programmes exerting pressure coastal sites include those influencing national and regional settlement and economic development patterns, Flood Risk Management (CFRAMS), agriculture, climate mitigation, tourism and marine industry policies. The Cork City Development Plan is also a significant policy document which sets out settlement, transport, tourism and economic policy priorities for Cork City. These policies will influence land use management within the Cork Harbour region and to thereby contribute to impacts on the Great Island Channel SAC and the Cork Harbour SPA (see Table 6.1).

The relevant sites are:

Coastal SACs	
Site Code	Site Name
0077	Ballymacoda (Clonpriest and Pillmore) SAC
0091	Clonakilty Bay SAC
0097	Lough Hyne Nature Reserve and Environs SAC
0101	Roaringwater Bay and Islands SAC
0102	Sheep's Head SAC
0109	Three Castle Head to Mizen Head SAC

<b>Coastal SACs</b>	
<b>Site Code</b>	<b>Site Name</b>
1040	Barley Cove to Ballyrisode SAC
1058	Great Island Channel SAC
1061	Kilkeran Lake and Castlefreke Dunes SAC
1230	Courtmacsherry Estuary SAC
2158	Kenmare River SAC
2189	Farranamanagh Lough SAC
2280	Dunbeacon Shingle

<b>Coastal SPAs designated for the protection of wetland birds</b>	
<b>Site Code</b>	<b>Site Name</b>
4022	Ballycotton Bay SPA
4023	Ballymacoda Bay SPA
4028	Blackwater Estuary SPA
4030	Cork Harbour SPA
4081	Clonakilty Bay SPA
4219	Courtmacsherry Bay SPA

<b>Coastal SPAs designated for the protection of breeding sea-birds</b>	
<b>Site Code</b>	<b>Site Name</b>
4021	Old Head of Kinsale SPA
4030	Cork Harbour SPA (Common Tern)
4066	Bull and the Cow Rocks SPA
4124	Sovereign island SPA
4155	Beara Peninsula SPA



Coastal SPAs designated for the protection of breeding sea-birds	
Site Code	Site Name
4156	Sheeps Head to Toe Head SPA
4190	Galley Head to Duneen Point SPA

**Table 6.1 Policy and Plans With Potential To Contribute to In-Combination Effects on EU Sites**

Policy Areas	Plans/Programmes and Legislation	Potential for In-combination Impact by Site Type			
		Upland Sites	Freshwater Sites	Woodland Sites	Coastal and Marine Sites
Agriculture	Food Wise 2025	✓	✓	✓	✓
	The Common Agricultural Policy (CAP) Post 2020	✓	✓	✓	✓
	Draft National Common Agricultural Policy Strategic Plan 2023-2027	✓	✓	✓	✓
Climate	National Climate Action Plan 2019	✓	✓	✓	✓
	National Climate and Energy Plan 2021-2030	✓	✓	✓	✓
	National Climate Change Adaptation Framework 2012	✓	✓	✓	✓
	National Adaptation Framework 2018	✓	✓	✓	✓
	National Mitigation Plan 2017	✓	✓	✓	✓
Forestry	Forests, Projects and People – A Renewed Vision (2014)/ Forestry Programme 2014 - 2020	✓	✓	✓	
Marine	Offshore Renewable Energy Development Plan 2014				✓

Table 6.1 Policy and Plans With Potential To Contribute to In-Combination Effects on EU Sites					
Policy Areas	Plans/Programmes and Legislation	Potential for In-combination Impact by Site Type			
		Upland Sites	Freshwater Sites	Woodland Sites	Coastal and Marine Sites
	Harness our Ocean Wealth – an Integrated Marine Plan for Ireland 2012				✓
	Marine and Leisure Infrastructure Strategy				✓
	Draft National Marine Planning Framework (2019)				✓
	National Ports Policy 2013				✓
Recreation and Health	Healthy Ireland – a Framework for Improved Health & Well Being	✓	✓	✓	✓
	National Countryside Recreation Strategy	✓	✓	✓	
	The National Waymarked Trails Programme	✓	✓	✓	✓
Renewable Energy	European Framework Policy’s Seventh Action Programme and Roadmap to a Resource Efficient Europe	✓	✓	✓	✓
	Europe 2020 – A strategy for competitive, sustainable secure energy	✓	✓	✓	✓
	The Renewable Energy Directive (2009/28)	✓	✓	✓	✓
	The National Renewable Electricity Policy and Development Framework	✓	✓	✓	✓

Table 6.1 Policy and Plans With Potential To Contribute to In-Combination Effects on EU Sites					
Policy Areas	Plans/Programmes and Legislation	Potential for In-combination Impact by Site Type			
		Upland Sites	Freshwater Sites	Woodland Sites	Coastal and Marine Sites
	National Energy and Climate Plan 2021-2030	✓	✓	✓	✓
	The National Renewable Energy Action Plan	✓	✓	✓	✓
	Offshore Renewable Energy Development Plan 2014				✓
	Grid 25 Implementation Programme 2011-2016 and Ireland's Grid Development Strategy, Your Grid your Tomorrow	✓	✓	✓	✓
	National Policy Framework on Alternative Fuels Infrastructure in Transport 2017-2030	✓	✓	✓	
<b>Rural Development</b>	Rural Development Policy 2021 - 2025	✓	✓	✓	✓
	Action Plan for Rural Development 2017	✓	✓	✓	✓
	Sustainable Rural Housing, Guidelines for Planning Authorities 2020	✓	✓		✓
<b>Settlements and Economic Development</b>	National Planning Framework Ireland 2040	✓	✓	✓	✓
	National Development Plan 2018-2027	✓	✓	✓	✓

Table 6.1 Policy and Plans With Potential To Contribute to In-Combination Effects on EU Sites					
Policy Areas	Plans/Programmes and Legislation	Potential for In-combination Impact by Site Type			
		Upland Sites	Freshwater Sites	Woodland Sites	Coastal and Marine Sites
	Southern Regional and Economic Spatial Strategy 2020	✓	✓	✓	✓
	Cork Metropolitan Area Strategic Plan 2020		✓		✓
	Cork City Development Plan 2015-2021		✓		✓
	Waterford County Development Plan 2013-2019		✓		✓
	Limerick County Development Plan 2010-2016	✓	✓		
	Kerry County Development Plan 2015-2021	✓	✓		✓
<b>Tourism</b>	Tourism Action Plan 2019-2021	✓	✓	✓	✓
	Tourism Development and Innovation- a Strategy for Investment 2016-2022	✓	✓	✓	✓
	Strategy for the Future Development of National and Regional Greenways 2018		✓	✓	✓
	Wild Atlantic Way Operational Programme 2015-2019		✓	✓	✓
<b>Transport</b>	Smarter Travel ‘A New Transport Policy for Ireland’ 2009-2020				

Table 6.1 Policy and Plans With Potential To Contribute to In-Combination Effects on EU Sites					
Policy Areas	Plans/Programmes and Legislation	Potential for In-combination Impact by Site Type			
		Upland Sites	Freshwater Sites	Woodland Sites	Coastal and Marine Sites
	National Transport Strategy 2016-2035	✓	✓	✓	✓
	Cork Metropolitan Area Transport Strategy 2020		✓		✓
	Cork Cycle Network Plan 2017				
Water	Water Services Strategic Plan 2015		✓		✓
	Catchment Flood Risk Assessment and Management (CFRAM) Programme		✓	✓	✓
	Arterial Drainage Act (1945)		✓	✓	
Waste	National Hazardous Waste Management Plan 2010-2020		✓		✓

## Chapter 7 Appropriate Assessment

### 7.1 Environmental Protection Policies

The County Development Plan includes a number of policies relating to the protection of

- watercourses, waterbodies and water quality;
- green-infrastructure resources; and
- habitats of ecological value, native species and sites designated or proposed to be designated for nature conservation including EU sites.

There are also objectives included in the plan which require the incorporation of Sustainable Drainage Systems (SuDS) into new developments and which preclude inappropriate development within flood risk areas. These policies will contribute towards the protection of EU designated sites and may mitigate some of the potential effects of policies supporting development. They include the following:

Table 7.1

Policy No	Policy Aim
WM 11-1	Protection of water resources and compliance with the Water Framework Directive and River Basin Management Plan.
WM 11-2	Controls development at settlement level tied to availability of appropriate waste-water infrastructure.
WM 11-3	Groundwater protection policy.
WM 11-5	Requires new development outside settlements to provide on-site waste-water treatment systems which comply with EPA Code of Practice.
WM 11-6	Requires new agriculture developments to comply with EU (Good Agriculture Practice for the Protection of Waters) Regulations.
WM 11-7	Requires new water services infrastructure to be designed to take account of impacts of climate change.
WM 11-9	Controls development at settlement level tied to availability of appropriate waste-water infrastructure and adequate assimilative capacity in receiving waters.
WM 11-10	Requires new developments to incorporate Sustainable Drainage Systems (SuDS) with emphasis on nature-based solutions and require pollution controls on discharges of surface water to watercourses and waterbodies.
WM 11-11	Protection of watercourses – requirement for set back from river and stream banks. Discourages use of culverts.
WM 11-13	Protection of flood plains, wetlands and coastal areas.

Table 7.1	
Policy No	Policy Aim
WM 11-14	Requires proposals for new development to comply with National Flood Risk Management Guidelines.
GI 14-1	Protecting, enhancing existing and developing new green infrastructure resources at settlement level.
GI 14-2	Providing for the protection and enhancement of green and blue infrastructure at settlement level.
GI 14-3	Providing for the protection and enhancement of green and blue infrastructure at settlement level.
BE 15-1	Compliance with national biodiversity protection policies and support and implement the National and County Biodiversity Action Plans.
BE 15-2	Protect sites designated or proposed to be designated for the conservation of biodiversity, to protected species and to habitats and areas identified to be of local biodiversity value.
BE 15-3	Protect biodiversity - Local Authority plan making.
BE 15-4	Protect biodiversity - Local Authority developments and projects.
BE 15-5	Protect biodiversity – Local Authority owned and managed land.
BE 15-6	Protect biodiversity - Regulation of new development.
BE 15-7	Control of spread of invasive alien species.
BE 15-8	Tree protection and encouragement for planting of new trees.
BE 15-9	Support communities and other stakeholders in community led initiatives to protect biodiversity.
BE 15-10	Protect soils.
BE 15-12	Protect air quality.
BE 15-13	Control noise and light emissions.

## 7.2 Boundary Issues

See Chapter 5, section 5.2.1 for more details of screening assessment. Settlement boundaries overlap boundaries of European sites at a number of locations within the county. These locations have been reviewed and are listed in Table 7.2 below. In locations where this happens in larger settlements with zoned land, the land within the relevant EU sites is generally zoned as Green Infrastructure or forms part of the intertidal zone or a river channel. A general objective is also included for these settlements which requires new development to be compatible with the protection of the relevant sites. In smaller locations where land has not been zoned, a general policy has been included which references the occurrence of the European site within the settlement



boundary and the need for new development in the settlement to be compatible with the protection of the relevant sites. No policies in the plan direct inappropriate development into any European Site. The full list of these sites and relevant settlements is set out below. There are some settlements where undeveloped land within EU sites is within area identified as ‘Existing Built Up Area’. These areas could come under pressure to be developed. It is recommended that these areas be zoned as Green Infrastructure – Conservation (see Recommendations and Conclusions).

Table 7.2 EU designated sites within settlement boundaries

Site Code	Site	Settlement	Zoning Ref	Comment
0090	Glengarriff Harbour & Woodland SAC	Glengarriff	GC-01	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
0091	Clonakilty Bay SAC	Clonakilty	Existing built up area.	SAC land within settlement boundary is river channel.
		Inchydoney	GC-02	SAC land within settlement boundary is zoned as Green Infrastructure- Conservation.
0101	Roaringwater Bay & Islands SAC	Schull	SC-GC-02	SAC land within settlement boundary is zoned as Green Infrastructure – Conservation.
		Ballydehob	GC-01a	SAC land within settlement boundary is zoned as Green Infrastructure – Conservation.
		Baltimore	X-01, X-02, X-03, Existing Built-Up Area GR-01, GR-02, GR-03, GR-04	The boundary of this settlement overlaps with the SAC. Some land within the SAC is located within the intertidal zone and this includes intertidal land within Special Policy Areas X-01, X-02 and X-03. The remainder of land within the SAC is zoned as Green Infrastructure.  Recommend amendments to zoning objectives X-01, X-2 and X-03 to clarify the fact that these zones overlap with the SAC and that development proposals will need to be compatible with protecting these sites.
		Sherkin	n/a	General objectives include an objective to provide protection to designated site.
		Oileán Chléire	n/a	General objectives include an objective to provide protection to designated site.
		Long Island	n/a	General objectives include an objective to provide protection to designated site.
		Heir Island	n/a	General objectives include an objective to provide protection to designated site.

Table 7.2 EU designated sites within settlement boundaries

Site Code	Site	Settlement	Zoning Ref	Comment
0106	St. Gobnet's Wood SAC	Ballyvourney / Ballymakeery	GC-01	SAC land within settlement boundary zoned as Green Infrastructure – Conservation
1058	Great Island Channel SAC	Midleton	No colour	Estuarine habitats only.
		Little Island	LI-GC-02	SAC land within settlement boundary zoned as Green Infrastructure – Conservation
1230	Courtmacsherry Estuary SAC	Courtmacsherry	Includes intertidal areas and land included within existing built up area.	Recommend change zoning of SAC land identified to be within the existing built up area to Green Infrastructure – Conservation.
1879	Glanmore Bog SAC	Ardgroom	GR-01	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
2165	Lower River Shannon SAC	Rockchapel	GC-02	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
2170	Blackwater River SAC	Mallow	MW-GR-04, MW-GA-11	SAC land within settlement boundary zoned as Green Infrastructure – Conservation and Amenity.
		Kanturk	KK-GC-01, KK-GR-02, KK-GR-03	SAC land within settlement boundary zoned as Green Infrastructure – Conservation and Recreation.
		Buttevant	BV-GR-03, BV-GC-04, BV-GC-05	SAC land within settlement boundary zoned as Green Infrastructure – Conservation and Recreation.
		Ballydesmond	GA-01	SAC land within settlement boundary zoned as Green Infrastructure Amenity.
		Kiskeam	GR-01	SAC land within settlement boundary zoned as Green Infrastructure – Recreation.
		Lombardstown	GC-02	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
		Millstreet	MS-GC-03	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
		Fermoy	Includes a small area of unenclosed land within existing built up area - east of Bridge on N. Bank (Rathealy Rd.)	Recommend change zoning of undeveloped land within the SAC to Green Infrastructure - Conservation
		Castletownroche	GC-01	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.

Table 7.2 EU designated sites within settlement boundaries

Site Code	Site	Settlement	Zoning Ref	Comment
		Conna	Includes a small area of unenclosed land within existing built up area Existing built up area	Recommend change zoning of undeveloped land within the SAC to Green Infrastructure - Conservation
		Doneraile	GC-01, GA-03	SAC land within settlement boundary zoned as Green Infrastructure – Conservation and Amenity.
		Glenville	GR-02	SAC land within settlement boundary zoned as Green Infrastructure- Recreation.
		Killavullen	GC-01	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
		Youghal	YL-GC-06, YL-GC-07, YL-GC-20	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
4022	Ballycotton Bay SPA	Ballycotton	n/a	SPA area is within the intertidal zone.
4028	Blackwater Estuary SPA	Youghal	YL-GC-07	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
4030	Cork Harbour SPA	Whitegate & Aghada	Existing built-up area (undeveloped), WG-GC-16	Land which is not zoned as Green Infrastructure is within the intertidal zone.
		Midleton	Existing built up area.	Land which is not zoned as Green Infrastructure is within the intertidal zone.
		Ringaskiddy	RY-GA-02 and intertidal zone	Land which is not zoned as Green Infrastructure is within the intertidal zone.
		Carrigaline	CL-GC-11	SAC land within settlement boundary zoned as Green Infrastructure – Conservation and Amenity.
		Crosshaven & Bays	Includes a small area of unenclosed land within existing built up area and CS-GC-10	Recommend change zoning of undeveloped land within the SPA to Green Infrastructure - Conservation
4081	Clonakilty Bay SPA	Clonakilty	Existing built up area.	SAC land within settlement boundary is river channel.
		Inchydoney	GC-02	SAC land within settlement boundary zoned as Green Infrastructure – Conservation.
4155	Beara Peninsula SPA	Bere Island	n/a	General objectives include an objective to provide protection to designated site.

Table 7.2 EU designated sites within settlement boundaries				
Site Code	Site	Settlement	Zoning Ref	Comment
		Dursey Island	n/a	General objectives include an objective to provide protection to designated site.
4156	Sheep's Head to Toe Head SPA	Baltimore	Existing built up area	Areas of the SPA within the settlement boundary should be zoned Green Infrastructure – Conservation.
		Crookhaven	n/a	General objectives include an objective to provide protection to this site.
		Barley Cove	n/a	General objectives include an objective to provide protection to designated site.
		Tragumna	n/a	General objectives include an objective to provide protection to this site.
4161	Stacks to Mullaghareirk Mountains, West Limerick Hills & Mountain Eagle SPA	Rockchapel	GC-02	SPA land within settlement boundary is zoned as Green Infrastructure – Conservation.
4219	Courtmacsherry Bay SPA	Courtmacsherry	Existing built up area and intertidal areas.	Recommend change zoning of undeveloped land within the SPA to Green Infrastructure – Conservation.

Some of the larger settlements around Cork Harbour EU sites include land zoned for development which is located in areas close to the Cork Harbour SPA and the Great Island Channel SAC where significant development is planned. These locations are listed in Table 7.3 below. Policies for zoned land adjoining EU sites have been reviewed to ensure that they provide appropriate caveats highlighting the sensitive location of the site and the likely or potential need for set-backs and screening to ensure the protection of habitats and the avoidance of disturbance to protected species.

Table 7.3 Settlements with zoned land adjoining EU sites in Cork Harbour

Site Code	Site	Settlement	Zoned land adjoining EU Sites. Zoning objective includes text acknowledging proximity to EU site and requiring particular measures to be taken to minimise risk of impact to site.	Zoning text includes appropriate precautionary caveat
1058 & 4030	Great Island Channel SAC & Cork Harbour SPA	Carrigtwohill	CT-B-02, CT-B-03, CT-I-01, Existing Business uses zone	Yes
		Midleton	MD-AG-02, Existing Residential and Other Uses	Yes
		Little island	LI-C-01, LI-B-03, LI-I-01, LI-I-04, LI-I-05, Existing mixed business.	Yes
		Marino Pint	X-01	Yes
4030	Cork Harbour SPA	Ringakiddy	Existing Business and Other Uses, RY-I-02, RY-I-06, RY-I-07, RY-I-08, RY-I-11, RY-I-13, RY-I-16, RY-I-17, RY-I-18, RY-I-19, RY-I-20	Yes
		Whitegate-Aghada	Existing built up area, WG-I-04, WG-I-05, WG-C-01	Yes

**Conclusion and Recommendations:**

There are some settlements where undeveloped land within EU sites is within area identified as ‘Existing Built Up Area’. These areas could come under pressure to be developed. These areas are listed below. It is recommended that these areas be zoned as Green Infrastructure – Conservation.

Table 7.4 Zoning Changes Recommendations

Site Code	Site	Settlement	Zoning Ref	Recommendation
1040	Roaringwater Bay and Islands SAC	Baltimore	X-01, X-02 & X-03	Amend objectives to include qualifying text which clarifies that the boundaries of these Special Policy Areas overlap with the boundary of the Roaringwater Bay and Islands SAC and that it will need to be shown that development proposals within these zones are compatible with the protection of this site.

Table 7.4 Zoning Changes Recommendations				
Site Code	Site	Settlement	Zoning Ref	Recommendation
1230	Courtmacsherry Estuary SAC	Courtmacsherry	Existing built up area.	Change zoning of SAC land identified to be within the existing built up area to Green Infrastructure – Conservation.
2170	Blackwater River SAC	Fermoy	Includes a small area of unenclosed land within existing built up area - east of Bridge on N. Bank (Rathealy Rd.)	Recommend change zoning of undeveloped land within the SAC to Green Infrastructure - Conservation
		Conna	Includes a small area of unenclosed land within existing built up area.	Recommend change zoning of undeveloped land within the SAC to Green Infrastructure - Conservation
4030	Cork Harbour SPA	Crosshaven & Bays	Includes a small area of unenclosed land within existing built up area and CS-GC-10	Recommend change zoning of undeveloped land within the SPA to Green Infrastructure - Conservation
4156	Sheep’s Head to Toe Head SPA	Baltimore	Existing built up area	Zone SPA land within this settlement as Green Infrastructure – Conservation.
4219	Courtmacsherry Bay SPA	Courtmacsherry	Existing built up area	Zone SPA land identified to be within the existing built up area to Green Infrastructure – Conservation.

### 7.3 Core Strategy, Settlement and Placemaking, Housing and Settlement Specific Policies and Zonings - (Chapter 2, 3 and 4 and Volumes 3, 4 and 5)

See Chapter 5, section 5.2.2 for screening assessment. The primary issues of concern relate to

- the proposed allocation of significant levels of growth within the Blackwater River and Cork Harbour catchments which may cause or contribute to negative effects on water quality or on natural hydrological processes with potential to impact negatively on the Blackwater River SAC, the Great Island Channel SAC and the Cork Harbour SPA.
- the proposed allocation of growth to Dunmanway which may cause or contribute to negative effects on water quality within the Bandon River SAC;

- the proposed allocation of growth to Castletownbere, Ardgroom and Allihies which may cause or contribute to negative effects on water levels and natural hydrological processes in the Glenbeg Lough and the Owenagappul River which form part of the Glanmore Bog SAC; and
- the proposed allocation of growth to other catchments designated for the protection of freshwater or marine habitats or species where such growth could cause or contribute to negative effects on the qualifying interests of relevant sites;
- the proposed intensification of industrial and port related activity around Cork Harbour also has the potential to cause direct loss of field feeding habitat and potential significant disturbance at feeding, roosting and breeding sites of birds which are qualifying interests of the Cork Harbour SPA (CS 2-3).

Chapters 2, 3 and 4 allocates population, housing and employment growth to settlements around the county and includes strategic objectives to the network of settlements around the county. The allocation of growth is a key concern in two particular catchments of the county where high levels of growth are proposed within settlements which have direct hydrological connectivity to European sites, the Blackwater Catchment and the catchment area of Cork Harbour, where proposed levels of growth have the potential to pose a risk of impact to water quality within the receiving catchments.

The protection of a high standard of water quality (low nutrients, low silt burden), the maintenance of natural flow rates, the protection of clean non-silted river bed substrates, the maintenance of free passage for fish and the protection of flood plains and natural habitats along river margins is critical to ensuring the protection of healthy freshwater systems, and to maintaining the favourable conservation condition of the qualifying interest habitats and species associated with freshwater sites including the Blackwater and Bandon Rivers, the River Feale which forms part of the Lower River Shannon SAC and the Owenagappul River which forms part of the Glanmore Bog SAC.

The protection of a high standard of water quality is also important to protect marine plant and animal communities associated with estuarine habitats in our coastal sites which are designated as Special Areas of Conservation. These include Ballymacoda Bay, Cork Harbour, Clonakilty Bay, Courtmacsherry Bay, Roaringwater Bay, Barleycove and Kenmare Bay. It also includes the estuarine portion of the Blackwater River at Youghal Bay.

The main risks to water quality and to river and coastal systems deriving from the draft County Development Plan are associated with policies encouraging and facilitating development within the catchments of designated rivers and particularly in settlements with hydrological connections to European sites designated for the protection of freshwater and marine habitats and species;

The primary concerns relate to

- risk of impact to water quality associated with waste-water and surface water discharges;
- risk of impact on natural hydrological processes which could be caused by release of surface water from development sites without provision for attenuation; and
- potential impact to waterbodies and water-courses associated with possible increase in rates of abstraction of drinking water from waterbodies within EU designated sites.

The first two of these issues are a concern for a number of sites designated for the protection of freshwater and coastal/estuarine habitats and species. The third issue is specific to one particular site (Glanmore Bog SAC) where drinking water is abstracted from Glenbeg Lough within the SAC. These issues are discussed further below.

#### 7.3.1 Controls on discharges of surface water

Objectives in the plan provide for the protection of flood plains and riparian zones and require all new developments to incorporate pollution controls and sustainable drainage systems which provide for attenuation of surface water to Greenfield rates. This objective will contribute towards the protection of water from inputs of silt and potentially toxic contaminants including hydrocarbons, and the protection of natural hydrological processes in both freshwater and marine environments (WM 11-10).

Project level controls will also be in place as individual planning applications are assessed to ensure that projects are designed to ensure the avoidance of impacts on water quality arising from surface water discharges associated with construction activities. The plan provides for this through objectives BE 15-6, BE 15-11 and BE 15-17.



### 7.3.2 Controls on discharges of treated waste-water

Objectives in the plan require that there be waste-water treatment capacity within individual settlements with sufficient capacity and design standards to ensure that treated effluent discharging to watercourses or waterbodies does not impact on water quality and will meet the water quality standards required to be compatible with the Conservation Objectives set for relevant qualifying interest habitats and species.

However, the potential for population and development targets associated with individual settlements to contribute to elevated nutrient levels in water courses, associated with discharges from public waste water treatment plants is a significant concern in some designated catchments where there are a large number of settlements and/or where significant growth is proposed, or where there are issues with a particular discharge point. These are discussed further below.

#### Blackwater River SAC

A detailed assessment has been undertaken to determine the status of waste-water treatment plants for individual settlements within the Blackwater Catchment. Discharges from these plants are one potential source of pressure on water quality amongst many others in the catchment which includes pressures associated with agriculture and forestry. In order to ensure that the population targets proposed in the draft plan do not contribute to impacts on water quality in the catchment, it is essential to ensure that the plants are properly designed and have capacity to cater for the additional loading which will be generated as a result of policy set out in the plan.

The focus of the assessment was to consider how the public waste-water treatment plants within the catchment are performing, their capacity to cater for the proposed additional populations and the potential implications of the proposed increased populations for qualifying interest species for which the Blackwater River SAC is designated, in particular Freshwater Pearl Mussel.

There are records of this species extending from the high reaches of the main channel of the Blackwater near Ballydesmond to Fermoy as well as from the Allow and the Owentaraglin Rivers.

From a water quality perspective, this is the most pollution sensitive of the qualifying interest species for which the SAC is designated. The Conservation Objective for this species includes the following targets:

- Population distribution. Maintain the distribution of the species (161km);
- Population size: Restore population to 35,000 adult mussels;
- Population structure: restore to at least 20% of population no more than 65mm in length; and at least 5% of population no more than 30mm in length;
- Population structure: No more than 5% decline from previous number of live adults counted; dead shells less than 1% of the adult population and scattered in distribution;
- Habitat extent: Restore suitable habitat in areas of the river system where suitable habitat has been previously recorded (35km) and any additional stretches necessary for salmonid spawning;
- **Water quality: macroinvertebrate and phytobenthos: Restore water quality to high ecological status (macroinvertebrates: EQR greater than 0.90; phytobenthos: EQR greater than 0.923) (High Ecological Status);**
- **Substratum quality - Restore substratum quality: filamentous algae - absent or trace (<5%); macrophytes absent or trace (<5%);**
- **Substratum quality - Restore substratum quality: sediment - stable cobble and gravel substrate with very little fine material; no artificially elevated levels of fine sediment;**
- **Substratum quality: Restore substratum quality: oxygen availability. restore redox potential to no more than 20% decline from water column to 5cm depth in substrate;**
- Hydrological regime: restore appropriate hydrological regimes;
- Host fish: maintain sufficient juvenile salmonids to host glochidial larvae.

The methodology used in the assessment and the results of same are included in Appendix II of this document.

The assessment identified those plants which are designed to standards which will ensure that discharges from same will not impact negatively on water quality or impede progress towards achieving a High (Q5) water quality standard, and which have sufficient capacity to cater for the proposed additional population. It also identified plants where upgrades will be needed to provide more capacity and/or improved treatment standards to facilitate the proposed population increase while ensuring compatibility with Conservation Objectives which have been established for the qualifying interest species for this SAC.

The assessment has informed the allocation of population targets for individual settlements. It has resulted in the reduction of targets in some settlements where issues with waste-water treatment infrastructure were identified and where no proposed upgrades to such infrastructure are planned, and the reallocation of the population targets to other locations where there waste-water treatment infrastructure is available or likely to be available within the lifetime of the plan. In locations where the population targets have been reduced, provision is made for the development of a very limited number of houses relying on the use of private waste-water treatment systems. Proposals for small scale non-residential development or for renovations of existing buildings or minor extensions in these settlements will be assessed on a case by case basis.

In all cases, individual development will only be permitted if it is determined that it will not adversely affect the integrity of any EU site per policy (WM 11-9). Settlement specific objectives reinforce this position.

#### Great Island Channel SAC and Cork Harbour SPA

A detailed assessment has also been undertaken to determine the status of waste-water treatment plants for individual settlements within the catchment of Cork Harbour where significant growth is planned. Discharges from these plants are one potential source of pressure on water quality amongst many others in the catchment including impacts associated with agriculture, forestry and industry. In order to ensure that the population targets proposed in the draft plan do not contribute to impacts on water quality within Cork Harbour, and do not thereby pose a risk of impact to the qualifying interests of the Great Island Channel SAC or the Cork Harbour SPA, it is essential to ensure that the plants are properly designed and have capacity to cater for the additional waste-water loading which will be generated as a result of policy set out in the plan.

The focus of the assessment was to consider how the public waste-water treatment plants within the catchment are performing and their capacity to cater for the proposed additional populations while remaining compliant with Urban Waste-water Treatment Regulations. The results of the assessment are included in Appendix III of this report as is the methodology for the completion of the assessment.

Some plants have been identified as requiring investment and upgrade by Irish Water and are on a planned programme for upgrade. Per objective WM 11-9, new development requiring a connection to public waste-

water treatment plants cannot proceed in these settlements until such time as the necessary upgrades and provision for increased capacity is available. Settlement specific objectives reinforce this position.

#### Bandon River SAC

There is a lack of certainty as to the effects of the discharge of treated effluent from the waste-water treatment plant in Dunmanway on the population of Freshwater Pearl Mussel which occurs at the discharge point. Accordingly, while the plan includes a population target for Dunmanway, Objectives WM 11-9 (Volume 1) and DY-GO-02 of Volume 5 the draft CDP has put further development requiring a connection to the public waste-water treatment plant in Dunmanway on hold until such time as this issue is resolved.

#### 7.3.3 Controls on abstraction of drinking water from water bodies within EU sites

The source of drinking water for Casteltownbere, Ardgroom and Eyeries is Glenbeg Lough within the Glanmore Bog SAC. This lake is an example of an oligotrophic (nutrient poor lake), corresponding to the Annex I habitat type *Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)* [3110]. The Owenagappul River flows from Glenbeg Lough to the sea at Cappul Bridge. The river supports a population of Freshwater Pearl Mussel as well as floating river vegetation, corresponding to the Annex I habitat type *Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation* [3260]. These habitats and species require the maintenance of stable hydrological regimes with limited water level fluctuations to maintain their favourable conservation condition. Increasing population targets in settlements relying on drinking water supplied from Glenbeg Lough would require an increase in volumes of water abstracted from the lake. This would be contrary to targets set for the maintenance or restoration of these habitats and species as set out in the published Conservation Objectives document for the Glanmore Bog SAC. Population targets have been proposed for each of these settlements, as the Council considers it desirable to allow growth here. However, the relevant policies also include a statement clarifying that no development requiring a connection to the public drinking water supply within these settlements can proceed until such time as a new drinking water source is available. Objective CR-GO-02 (Volume 5) clarifies this position.

#### 7.3.4 Intensification of Industrial and Port related activity Cork Harbour

The Core Strategy provides for significant development within the catchment of Cork Harbour which lies within the County Metropolitan Strategic Planning Area, much of it to be located within settlements and on zoned land

immediately adjoining the harbour It also provides for the relocation of port facilities and other industrial activities from Cork City to Marino Point and for the expansion of port activity at Ringaskiddy, for the development of new roads, upgrades to roads and for the development of new cycling ways around the harbour. The intensification of uses and activities at locations adjoining the harbour poses risks of impact not just to water quality but also to bird species which are species of Special Conservation Interest for which the Cork Harbour SPA is designated, including possible direct loss of availability of field feeding habitat adjoining the SPA and potential for significant disturbance related impacts at roosting sites, feeding areas and breeding sites within the SPA (CS 2-3). This issue is dealt with in the Marine and Economic chapters of volume 1 and in settlement specific policy and zonings in volumes 3, 4 and 5. However, given the extent of growth and development which is proposed around Cork Harbour, it is recommended that the reference to the protection of natural heritage included in the Strategic Policy Objective CS 2-4 be strengthened.

**Conclusion and Recommendations:**

Following detailed assessment which has informed growth targets and policy objectives at settlement level and taking account of the environmental protective policies cited in section 7.1 above, it is considered that the settlement strategy pursued in this plan can be accommodated without interfering with the integrity of European Sites.

The strategic objective for the Cork County Metropolitan Strategic Planning Area would benefit from the inclusion of an overarching objective committing the Council to the protection of EU sites as well as other environmental, biodiversity, heritage, and landscape assets within this planning area.

Ref	Recommendation	Objective
2.1	It is recommended that a new overarching objective be included for the County Metropolitan Cork Strategic Planning Area as follows: <i>To sustainably manage future development within this planning area, taking account of its environmental, ecological, heritage and landscape values, particularly within the Cork Harbour area.</i>	n/a

## 7.4 Rural Housing Policies (Chapter 5)

See screening assessment in Chapter 5, Section 5.2.3. This chapter of the plan provides for a proportion of the planned population growth for the county to be facilitated by permitting the construction of houses in rural locations. Inappropriate siting of houses within or near designated sites, or poor design of such houses without proper provision for management and control of surface water and waste-water could cause damage to terrestrial and/or aquatic habitats and /or could result in species disturbance.

However, the plan also includes protective policies (cited in section 7.1) which provide for the protection of watercourses and water bodies, the protection of flood plains and river-banks, require compliance with EPA Code of Practice for private wastewater treatment systems and require the implementation of sustainable drainage systems. Project level controls will also be in place as individual planning applications are assessed to ensure that projects are designed to ensure the avoidance of impacts on water quality arising from surface water discharges associated with construction activities and the avoidance of impacts on European sites generally.

### **Conclusion and Recommendations:**

Taking account of the environmental protective policies cited in section 7.1 particularly those requiring rural housing to comply with EPA Code of Practice, SuDS objectives and objectives relating to the protection of watercourses and EU sites, it is considered that the proposed rural settlement strategy set out in this chapter is compatible with the protection of European Sites.

## 7.5 Marine Policies (Chapter 7)

See Chapter 5 Section 5.2.5 for screening assessment. Policies of concern identified in this chapter include policies supporting:

- development of port facilities (MCI 7-2);
- coastal protection and use of coastal defences (MCI 7-4);
- development of coastal marine leisure facilities (MCI 7-5);

- the promotion and improvement of access to beaches and other coastal habitats for recreational purposes (MCI 7-6);
- economic growth on the islands and in other coastal communities (MCI 7-8 and MCI 7-9);

Some of the marine policy objectives include caveats acknowledging the environmental sensitivities of the coastal zone and also include particular reference to the need to comply with the Habitats Directive. These caveats and the implementation of protective policies cited in 7.1 above are intended to ensure that projects in coastal areas will only be progressed where the council is satisfied that they will not negatively impact on EU designated sites. The marine chapter also includes objectives to support an integrated approach to coastal zone management which will contribute towards ensuring the incorporation of ecological considerations as well economic and development considerations in decision making in the coastal zone.

The chapter also includes policy relating to coastal protection and indicates that new coastal protection schemes will be necessary in the future to protect coastal areas which are vulnerable to erosion (MCI 7-4(3)). The policy commits to implementing coastal protection works, identifying the most appropriate strategy on a case by case basis. While the policy includes a commitment to protect natural heritage, coastal habitats are dynamic and erosion is a natural process in some coastal zones. The deployment of coastal protection infrastructure can often result in coastal erosion issues in other locations. The implementation of coastal protection works at locations within and near EU sites has the potential to impact negatively on both habitats and species, by interfering with natural dynamic coastal processes, by causing habitat loss and by having the potential to cause disturbance to species.

#### **Conclusion and Recommendations:**

While some policies in this chapter include caveats relating to the protection of the environment and designated sites, the coastal zone incorporates many European sites which are located in close proximity to areas where intensive port related development and/or tourism activity is planned, and where there may be pressure to develop coastal defences. It is recommended that the chapter would include an overarching objective to commit to the sustainable management of development within the coastal zone taking account of environmental,

ecological, heritage and landscape values and that the draft plan would include a commitment to developing a county level strategic approach to the deployment of coastal defences (see below).

Ref	Recommendation	Objective
7.1	It is recommended that a new overarching objective be included: <i>To sustainably manage development within the coastal zone taking account of its environmental, ecological, heritage and landscape values.</i>	
7.2	<i>It is recommended that objective 7-4 include a commitment to the implementation of a county level strategic approach, be subject to SEA and AA, to the deployment of coastal defences. Reason: in the interest of minimising risk of impact to coastal habitats and species.</i>	MCI 7-4

## 7.6 Economic Policies (Chapter 8)

See Chapter 5, Section 5.2.6 for screening assessment. Particular issues of concern as identified at screening stage are policies in this chapter which:

- direct significant levels of economic, employment and industrial development to areas adjoining and within the catchment of Cork Harbour (EC 8-1, 8-2 and Table 8-4);
- support the development of the agri-food sector (Table 8-4);
- support agriculture, fishing, aquaculture, mineral extraction, forestry and renewable energy development within rural areas (EC 8-12, EC 8-1, EC 8-14, EC 8-15).
- support tourism related development in the coastal zone (Table 8-4); and

Increased development of lands and/or intensification of use of land around the harbour area for industrial purposes has the potential to contribute to negative pressures on water quality and to thereby impact negatively on coastal and marine habitats which are qualifying interests of the Great Island Channel SAC. Development or intensification of uses of lands adjoining the Cork Harbour SPA has the potential to increase disturbance related impact to birds which are identified Special Conservation Interest species and result in ex-situ impacts associated with loss of availability of feeding, roosting or breeding sites. However, policies relating to Cork Harbour contained in this chapter include and acknowledge the environmental sensitivities of the Cork Harbour area and also include and acknowledge the requirement for new development to be compatible with the



requirement of the Habitats and Birds Directives. In addition, provision for the retention of sufficient open land, for appropriate set-backs from EU sites and/or for physical screen planting on industrial zoned land in all sensitive locations around the Harbour (Whitegate/Aghada, Midleton, Carrigtwohill, Little Island, Marino Point and Ringaskiddy) has been incorporated into settlement specific policy in Volumes 3 and 4 of the draft plan.

Marino Point is identified as a new Strategic Employment Centre and as an area suitable for the relocation of industrial facilities out of the city. However, given its location adjacent to the Cork Harbour SPA and the Great Island Channel SAC, this site may not be suitable for certain industrial uses having regard to the EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations and the need protect areas of particular natural sensitivity. It is recommended that Table 8-4 be amended to clarify this point.

Intensification of the agri-food industry within the catchment of the Blackwater has the potential to increase pressure on water quality in the catchment and to thereby impact negatively on freshwater habitats and species which are qualifying interests of the Blackwater River Special Area of Conservation. Intensification of agriculture, forestry, fishing and mineral exploration activities in some locations may have the potential to impact negatively on EU sites. Primary concerns relate to potential for impacts on water quality within EU freshwater sites - associated with agriculture, mineral extraction and forestry development; potential for tourism and recreational related activities to impact negatively on sensitive coastal and upland habitats within EU sites; and potential for tourism and recreational related activities to cause disturbance to protected species within and adjoining EU sites. National policy and legislative requirements will largely shape the development of the agricultural, fishing and forestry industries in Cork as well as other parts of the country, and the development of national policy in relation to same will be subject to Appropriate Assessment and Strategic Environmental Assessment in its own right. However, it is considered that wording of some policies relating to the promotion and growth of the rural economy including in the fishing and mineral extraction sectors needs to be strengthened to clarify that any such growth or development is compatible with the need to protect the environment generally and EU sites in particular (see below).

Intensification of tourism and other activities associated with the marine economy in sensitive coastal zones of the county has the potential to impact negatively on coastal and marine habitats and species which are qualifying interests of EU sites. For example, facilitating and promoting increased access by tourists to off-shore islands

which support populations of breeding sea-birds has the potential to increase the risk of causing disturbance to these species. However, the plan includes protective caveats on relevant objectives in Chapter 10 Tourism and at settlement level to address this issue.

**Recommendations and Conclusion:**

Ref	Recommendation	Objective
8.1	<p>It is recommended that the strategy for Marino Point be amended to acknowledge its sensitive location within the harbour adjoining the Great Island SAC and Cork Harbour SPA as follows:</p> <p><i>Marino Point is well placed to play a key strategic enabler role for the NPF/RSES in providing for the relocation of existing industrial uses from docklands and other strategic urban sites within the Cork Metropolitan Area in order to facilitate regeneration and redevelopment of such sites to help deliver compact growth and placemaking - subject to the provisions of the Habitats and Birds Directive and to the Seveso III Directive.</i></p>	Table 8.4 Employment Network
8.2	<p><i>It is recommended that this objective include a commitment to say that the strategy will be prepared taking account of environmental, nature conservation, heritage, landscape and other planning considerations.</i></p>	EC 8-13 (b) Mineral Reserves Strategy
8.3	<p><i>It is recommended that this objective include an overarching commitment supporting the sustainable development of fishing and aquaculture industries ensuring that new development is compatible with the protection of the environment, nature conservation areas and fish stocks.</i></p>	EC 8-15 Fishing and Aquaculture.

## 7.7 Tourism Policies (Chapter 10)

See Chapter 5, section 5.2.8 for screening assessment.

Policies of concern include policies supporting intensification or expansion of tourism related activities in potentially sensitive locations including policies supporting:

- the continued development of the Wild Atlantic Way and Irelands Ancient East brands (TO 10-2);
- the development of the marine leisure sector (TO 10-4);
- the development of long distant walks (TO-10-7);

- the development of greenways, walking and cycling routes (TO 10-8 and 10-9); and
- provision of tourism related facilities including accommodation, retail and small-scale tourism enterprises (TO-10-10 and TO-10-11).

Many of the locations the development of new walks, cycleways and marinas are proposed and where marine tourism opportunities are to be supported are located proximal to or within European sites. Intensification of tourism activities in sensitive coastal zones of the county has the potential to impact negatively on coastal and marine habitats and species which are qualifying interests of EU sites. For example, facilitating and promoting increased access by tourists to off-shore islands which support populations of breeding sea-birds has the potential to increase the risk of causing disturbance to these species. Intensifying recreational activities within or near dune habitats has the potential to cause damage to these fragile habitats. Expanding walking routes or intensifying the use of walking routes on fragile upland habitats including bog and heath could have the potential to cause erosional damage to such habitats.

**Recommendations and Conclusions:**

There is a good emphasis in this chapter on protecting the natural and other assets upon which the tourism industry is reliant (TO 10-1 and TO 10-5). There is also a strong emphasis on sustainable development of the marine leisure sector (TO-10-4). However, given the high level of sensitivity associated with the coastal locations and locations where walks and cycleways are proposed, it is recommended that the plan would include commitments to develop the marine leisure sector and greenways, cycleways and walking routes in accordance with county level strategies which are subject to SEA and AA.

Ref	Recommendation	Relevant Objective
10.1	<i>It is recommended that there be a commitment that the development of the marine leisure sector be informed by a county level Marine Leisure Strategy and that the strategy would include a commitment to incorporating consideration of impacts on the environment, biodiversity, water resources, landscape and other planning issues through SEA and AA processes.</i>	TO 10-4
10.2	<i>It is recommended that the draft plan would include a commitment to develop a County Greenway, Walking and Cycling Strategy to encompass the development of recreational, tourism related and inter-urban, regional/rural walking and cycling routes and that the strategy would include a commitment</i>	TO 10-7, 10-8 and 10-9

*to incorporating consideration of impacts on the environment, biodiversity, water resources, landscape and other planning issues through implementation of SEA and AA processes.*

## 7.8 Transport Infrastructure Policies (Chapter 12)

See Chapter 5, Section 5.2.9 for screening assessment. The emphasis of the policy set out in the chapter is to support the development of active travel opportunities (cycling and walking) in towns and the wider countryside, to develop and expand public transport availability and to support the proposed expansion of population and employment opportunities in the Cork Harbour area by improving the road network. While these policies are generally positive from an environmental perspective, the location, design and development of new transport infrastructure needs to be planned carefully to minimise direct effects on the environment at a site-specific level and to ensure the avoidance of impacts on EU sites in particular.

Policies of concern include those

- supporting the development of cycleways and walkways (objectives 12-2.1 and 12.2.2);
- the widening of existing and development of new of roads (objective 12-12); and
- the development or extension of ports and associated infrastructure (objective 12.14)

where these policies direct development to locations within or near EU designated sites. Potential impacts could include direct loss of habitat within EU sites and indirect effects, such as impacts on water quality and potential for disturbance to species. Given the focus on development within and around the Cork Harbour area, there is a particular concern about potential for the cumulation of proposed upgrades and development of new roads infrastructure and for the development and expansion, cycling and walking proposals around the harbour to impact negatively on the Great Island Channel SAC and on the Cork Harbour SPA. Proposed projects within the Cork Harbour area include the N25 Dunkettle Interchange, N28 Cork to Ringaskiddy Road, Carrigaline Western Distributor Road, proposed upgrade of the R624 Regional Road (N25 to Marino Point and Cobh) and the proposed upgrade of the R630 Midleton – Whitegate Road. In addition, the chapter includes a commitment to the implementation of the Cork Cycle Network Plan which incorporates the harbour portion of the proposed Lee to Sea Greenway (12.2.2(b)).

The Cork Cycle Network and the Cork Metropolitan Area Transport Strategy have been subject to Strategic Environmental Assessment and Appropriate Assessment. The relevant objectives of this plan include caveats committing to the assessment of environmental, heritage and nature conservation impacts of individual proposals at project stage and to the avoidance of impact on environmental and heritage assets. The implementation of these commitments will be essential to ensure the avoidance of impact on the environment generally and on EU sites in particular.

The proposed M20 Cork to Limerick will require the development of a river crossing over the Blackwater River. Consideration of the implications of this proposal for the SAC will need to inform all stages of development and design of this project in order to ensure the avoidance of adverse effects on the integrity of the SAC.

**Recommendations and Conclusions:**

In order to ensure follow through on implementation of environmental protection objectives from policy to project, some amendments to relevant objectives are proposed. It is also recommended that the plan would include a commitment to develop a County level strategy for the development of Greenways, Cycleways and Walking Routes (see also recommendation 10.2) relating to the Tourism chapter.

Ref	Recommendation	Relevant Objective
12.1	<i>It is recommended that Objective TM 12.1 include a commitment to sensitive design of new paths and cycleways and upgrades to existing paths and cycleways within settlements having regard to environmental, nature conservation and other heritage considerations, and committing, in particular to providing appropriate set-backs from water courses where new paths and cycleways are proposed along rivers in towns and villages.</i>	TM 12-1
12.2	<i>It is recommended that the draft plan include a commitment to the development of a county level strategy for the delivery of inter-urban, regional/rural Greenways and other cycling and walking routes (See also recommendation 10.2 above).</i>	TM 12-2-2
12.3	<i>It is recommended that Objective TM 12.12 include an overarching objective (d) committing to the incorporation of environmental, nature conservation and other heritage considerations at siting, design and development stages for all roads infrastructure related projects.</i>	TM 12-7
12.4	<i>It is recommended that Objective TM 12-14(e) be strengthened by committing to the incorporation of environmental, nature conservation and other heritage considerations at siting, design and development stages for all port related development proposals at Ringaskiddy and Marino Point and for proposals relating to the relocation of industrial activities from the city area to Marino Point.</i>	TM 12-14

## 7.9 Energy and Telecommunications Policies (Chapter 13)

See Chapter 5, section 5.2.11 for screening assessment. The emphasis of the policy set out in the chapter is to support the development of renewable energy project which is a positive ambition from an environmental perspective. However, the location, design and development of renewable energy projects needs to be planned carefully to minimise risk of direct effects on the environment at a site-specific level and to ensure the avoidance of impacts on EU sites in particular. This is particularly important given that renewable energy projects tend to require significant land banks and are often directed into sensitive locations in uplands (wind energy) where there is potential to impact on peatland habitats, to cause disturbance to rare upland breeding bird species and to pose a significant risk of impact to water quality in upland rivers and lakes; and in coastal areas (wind and solar energy projects) where there is potential to cause disturbance and other impacts to wetland bird species.

The objectives of this chapter supporting the development of renewable energy projects and the expansion of existing projects include caveats which commit to the protection of the environment generally and EU sites in particular. In addition, the Wind Energy Strategy which is carried over from the last County Development Plan, directs wind energy development away from EU sites (EU sites are included in the Normally Discouraged Areas (Wind Energy Strategy)).

### Recommendations and Conclusions

It is considered that the renewable energy strategy pursued in this plan can be accommodated without interfering with the integrity of European Sites.

## 7.10 Biodiversity and Environment (Chapter 15)

See Chapter 5 Section 5.2.13 for screening assessment.

Objectives of concern identified include:

Objective BE 15-15(b) relating to the Bottlehill Landfill site. The objective provides support for the development for specialised and appropriate uses primarily associated with achieving the aims of the circular waste economy at this site. The Bottlehill site is located within the catchment of the Blackwater River and in an important location for breeding Hen Harrier. It is recommended that the sensitive location of this site and the need to ensure that development of the site is compatible with the protection of EU sites and biodiversity resources generally is included within this objective.

Ref	Recommendation	Relevant Objective
15.1	<i>It is recommended that Objective BE 15.15(b) include a commitment to ensure that development of the site is compatible with the protection of EU sites and associated species and the protection of biodiversity resources.</i>	BE 15-15(b)

## Chapter 8 Appropriate Assessment Conclusion

This Natura Impact Report has considered the potential of the draft Cork County Development Plan to adversely affect the integrity of European sites. The making of the draft plan has been an iterative process involving the Ecology and SEA teams and policies inputs from these teams has informed the development of policy as well as the final allocation of population to certain settlements.

There are some recommendations for amendments to be made to the plan to strengthen protection for EU sites. These are included in Chapter 7 and brought together in Tables 8.1 and 8.2 below. These recommendations relate to two areas:

- ensuring that designated land within settlement boundaries is appropriately zoned; and
- ensuring the policies encouraging development and expansion of particular economic sectors (tourism, marine leisure, cycling and walking) is

These will be considered by the Planning Team and the members of Cork County Council at the next stage of plan development when submissions are considered and amendments proposed.

**Table 8.1 Zoning Changes Recommendations**

Site Code	Site	Settlement	Zoning Ref	Recommendation
1040	Roaringwater Bay and Islands SAC	Baltimore	X-01, X-02 & X-03	Amend objectives to include qualifying text which clarifies that the boundaries of these Special Policy Areas overlap with the boundary of the Roaringwater Bay and Islands SAC and that it will need to be shown that development proposals within these zones are compatible with the protection of this site.
1230	Courtmacsherry Estuary SAC	Courtmacsherry	Existing built up area.	Change zoning of SAC land identified to be within the existing built up area to Green Infrastructure – Conservation.
2170	Blackwater River SAC	Fermoy	Includes a small area of unenclosed land within existing built up area - east of Bridge on N. Bank (Rathealy Rd.)	Change zoning of undeveloped land within the SAC to Green Infrastructure – Conservation.



Table 8.1 Zoning Changes Recommendations				
Site Code	Site	Settlement	Zoning Ref	Recommendation
		Conna	Includes a small area of unenclosed land within existing built up area.	Recommend change zoning of undeveloped land within the SAC to Green Infrastructure – Conservation.
4030	Cork Harbour SPA	Crosshaven & Bays	Includes a small area of unenclosed land within existing built up area and CS-GC-10	Change zoning of undeveloped land within the SPA to Green Infrastructure - Conservation
4156	Sheep’s Head to Toe Head SPA	Baltimore	Existing built up area	Zone SPA land within this settlement as Green Infrastructure – Conservation.
4219	Courtmacsherry Bay SPA	Courtmacsherry	Existing built up area	Zone SPA land identified to be within the existing built up area to Green Infrastructure – Conservation.

Table 8.2 Volume 1 - Recommendations			
Chapter	Ref	Recommendation	Objective
2	2.1	It is recommended that a new overarching objective be included for the County Metropolitan Cork Strategic Planning Area as follows: <i>To sustainably manage future development within this planning area, taking account of its environmental, ecological, heritage and landscape values, particularly within the Cork Harbour area.</i>	n/a
7	7.1	It is recommended that a new overarching objective be included: <i>To sustainably manage development within the coastal zone taking account of its environmental, ecological, heritage and landscape values.</i>	
	7.2	It is recommended that objective 7-4 (Coastal Protection) include a commitment to the implementation of a county level strategic approach (subject to SEA and AA) to the deployment of coastal defences.	MCI 7-4

Table 8.2 Volume 1 - Recommendations

Chapter	Ref	Recommendation	Objective
8	8.1	<p>It is recommended that the strategy for Marino Point be amended to acknowledge its sensitive location within the harbour adjoining the Great Island SAC and Cork Harbour SPA as follows:</p> <p><i>Marino Point is well placed to play a key strategic enabler role for the NPF/RSES in providing for the relocation of existing industrial uses from docklands and other strategic urban sites within the Cork Metropolitan Area in order to facilitate regeneration and redevelopment of such sites to help deliver compact growth and placemaking - subject to the provisions of the Habitats and Birds Directive and to the Seveso III Directive.</i></p>	Table 8.4 Employment Network
	8.2	<p>It is recommended that this objective (EC 8-13 Mineral Reserves) include a commitment to say that the strategy will be prepared taking account of environmental, nature conservation, heritage, landscape and other planning considerations.</p>	EC 8-13 (b) Mineral Reserves Strategy
	8.3	<p>It is recommended that this objective (EC 8-15 fishing and aquaculture) include an overarching commitment supporting the sustainable development of fishing and aquaculture industries ensuring that new development is compatible with the protection of the environment, nature conservation areas and fish stocks.</p>	EC 8-15 Fishing and Aquaculture.
10	10.1	<p>It is recommended that the Marine Leisure Sector objective include a commitment that the development of the marine leisure sector be informed by a county level Marine Leisure Strategy and that the strategy would include a commitment to incorporating consideration of impacts on the environment, biodiversity, water resources, landscape and other planning issues through SEA and AA processes.</p>	TO 10-4

**Table 8.2 Volume 1 - Recommendations**

Chapter	Ref	Recommendation	Objective
	10.2	It is recommended that the draft plan would include a commitment to develop a County Greenway, Walking and Cycling Strategy to encompass the development of recreational, tourism related and inter-urban, regional/rural walking and cycling routes and that the strategy would include a commitment to incorporating consideration of impacts on the environment, biodiversity, water resources, landscape and other planning issues through implementation of SEA and AA processes.	TO 10-7, 10-8 and 10-9
12	12.1	It is recommended that Objective TM 12.1 (Integration of land use and transport) include a commitment to sensitive design of new paths and cycleways and upgrades to existing paths and cycleways within settlements having regard to environmental, nature conservation and other heritage considerations, and committing, in particular to providing appropriate set-backs from water courses where new paths and cycleways are proposed along rivers in towns and villages.	TM 12-1
	12.2	It is recommended that the draft plan include a commitment to the development of a county level strategy for the delivery of inter-urban, regional/rural Greenways and other cycling and walking routes (See also recommendation 10.2 above).	TM 12-2-2
	12.3	It is recommended that Objective TM 12.12 (Active Travel) include an overarching objective (d) committing to the incorporation of environmental, nature conservation and other heritage considerations at siting, design and development stages for all roads infrastructure related projects.	TM 12-7
	12.4	It is recommended that Objective TM 12-14(e) (Port of Cork) be strengthened by committing to the incorporation of environmental, nature conservation and other heritage considerations at siting, design and development stages for all port related development proposals at Ringaskiddy and Marino Point and for proposals relating	TM 12-14

**Table 8.2 Volume 1 - Recommendations**

Chapter	Ref	Recommendation	Objective
		to the relocation of industrial activities from the city area to Marino Point.	
15	15.1	It is recommended that Objective BE 15-15(b) (Waste prevention and management of waste facilities) include a commitment to ensure that development of the site is compatible with the protection of EU sites and associated species and the protection of biodiversity resources.	BE 15-15(b)

## Chapter 9 Next Steps

Submissions or observations relating to the draft Cork County Development Plan and associated Environmental Report and Natura Impact Report are now welcome up to the 1<sup>st</sup> July 2021.

All such submissions lodged within the above period and prior to the close of business on Thursday 1<sup>st</sup> July, will be taken into consideration in the finalisation of the County Development Plan, and proposed amendments will be published during a second round of public consultation which will commence in January 2022. Proposed amendments will be subject to Habitats Directive Screening Assessment and the findings of that assessment will be published alongside the proposed amendments.

## Chapter 10 References

### 10.1 National Parks and Wildlife Service Data

Information relating to individual Natura 2000 sites including Article 17 Conservation Assessment Reports for Habitats and Species In Ireland (2019), individual site synopses, Natura 2000 data forms, and information relating to the qualifying features and conservation objectives of individual sites was sourced from the NPWS database ([www.NPWS.ie](http://www.NPWS.ie))

### 10.2 Water Quality Data

Water quality data was sourced from the EPA mapping system – [www.catchments.ie](http://www.catchments.ie) .

Irish Water Annual Environmental Reports were used as a source of information on the performance of waste water treatment plants in sensitive catchments.

### 10.3 Guidance

Guidance used in the preparation of this report included the following:

European Communities, Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive, Updated November 2018;

European Communities, Assessment of plans and projects significantly affecting Natura 2000 sites, Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, November 2001;

European Union, EC Natura and Spatial Planning 2017; and

Local Government and Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009.

## Appendix I Site Specific Screening Assessments

Ballymacoda (Clonpriest and Pillmore) SAC 0077 - Screening Assessment	
<b>Description</b>	<p>This site comprises the estuary of the Womanagh River, a substantial river which drains a large agricultural catchment. The site includes part of the tidal section of the river and extends out to the low tide mark. The inner part of the estuary is well sheltered by a stabilised sandy peninsula (Ring peninsula). Sediment types vary from muds and muddy sands in the inner part to fine rippled sands in the outer exposed part. The main channel is flanked by salt marshes and wet fields, much of the latter being partly improved for agriculture. Usage of the site is low, mainly comprising grazing in the grass fields and low level recreation on the sandy beaches.</p> <p>This is a fine example of a relatively small estuarine system. Intertidal flats are well represented, with a good diversity of macro-invertebrate species and range of intertidal biotopes. Atlantic salt meadows are particularly well-developed and currently extending in parts of site. Salicornia and other annuals of intertidal sand and mud flats also occur. The quality of habitats on the site is good though pollutants from surrounding agricultural catchment undoubtedly enter site. The site is very important for wintering waterfowl, with over 20,000 birds occurring at times. 11 species occur in numbers of national importance, including Golden Plover (one of largest populations in the country) and Bar-tailed Godwit and the estuary is also designated as a Special Protection Area.</p> <p>Ref: NPWS Natura 2000 form 2019</p>
<b>Catchment and sub-catchment details</b>	<p>Catchment 19 Lee, Cork Harbour, Youghal Bay, Sub-catchment 19_16 Womanagh</p> <p>Ref: EPA</p>

Ballymacoda (Clonpriest and Pillmore) SAC 0077 - Screening Assessment									
<b>Water Quality</b>	<p>Water quality in Womanagh_030 and Gortavadda_010 is unassigned and the Water Framework Directive risk status for both river water bodies is Review. The water quality status in Womanagh Estuary is unassigned and its WFD risk status is Review. The water quality in Youghal Bay is moderate and is At Risk of failing to meet its WFD objectives.</p> <p>Ref: EPA WFD Status 2013-2018.</p>								
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> </ul> <p>Ref: NPWS Designated Site Data</p>								
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Maintain favourable conservation condition</td> <td>Estuaries [1130]</td> </tr> <tr> <td>Mudflats and sandflats not covered by seawater at low tide [1140]</td> </tr> <tr> <td>Atlantic salt meadows [1130]</td> </tr> <tr> <td>Restore favourable conservation condition</td> <td>Salicornia and other annuals colonising mud and sand [1310]</td> </tr> </tbody> </table> <p>No objective included for Mediterranean salt meadows [1401].</p> <p>Ref: NPWS Conservation Objectives Document Ver 2 Feb 2015.</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Estuaries [1130]	Mudflats and sandflats not covered by seawater at low tide [1140]	Atlantic salt meadows [1130]	Restore favourable conservation condition	Salicornia and other annuals colonising mud and sand [1310]
Objective	Qualifying Interest								
Maintain favourable conservation condition	Estuaries [1130]								
	Mudflats and sandflats not covered by seawater at low tide [1140]								
	Atlantic salt meadows [1130]								
Restore favourable conservation condition	Salicornia and other annuals colonising mud and sand [1310]								

### Ballymacoda (Clonpriest and Pillmore) SAC 0077 - Screening Assessment

Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Estuaries	Good	Good
	Mudflats and sandflats not covered by seawater at low tide	Good	Good
	Salicornia and other annuals colonizing mud and sand	Good	Significant
	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> )	Excellent	Good
	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> )	Good	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, Natura 2000 Site Data Form 2019</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fertilisation</li> <li>• Natural eutrophication</li> <li>• Hunting</li> <li>• Bait digging/collection</li> <li>• Leisure fishing</li> <li>• Invasive non-native species</li> <li>• Grazing</li> <li>• Taking and removal of animals (terrestrial)</li> <li>• Dispersed habitation</li> <li>• Walking, horseriding and non-motorised vehicles</li> </ul>		



Ballymacoda (Clonpriest and Pillmore) SAC 0077 - Screening Assessment	
	<ul style="list-style-type: none"> <li>Sports pitch</li> </ul> Ref: NPWS Natura 2000 Data Form 2019
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	Greater Cork Ring - target population increase of x to be directed primarily to main settlements within the Greater Cork Ring.
Settlements whose boundaries overlap or adjoin the SAC	None
Settlements with hydrological linkage to SAC	Ballymacoda, Ladysbridge, Castlemartyr, Mogeely and Killeagh
Relevant Population Targets (Settlements)	Killeagh 1,179 people (+280 people, + 135 additional residential units) Castlemartyr 2,080 (+480 people, + 227 additional residential units) Ballymacoda +12 residential units Ladysbridge +40 residential units Mogeely +48 residential units

Ballymacoda (Clonpriest and Pillmore) SAC 0077 - Screening Assessment	
<b>Rural Housing Policy Area</b>	This SAC is within the area identified as a Rural Area under Strong Urban Influence in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links to the area.
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – ie prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the estuary; or</li> <li>• cause the spread of invasive alien species (Spartina) within the site.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 4 East Cork MD</p>	
<p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>• No policies of the draft plan direct development into the SAC and no land adjoining the SAC is zoned for development.</li> </ul>	
<p><b>Policies Which Could Give Rise Indirect Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>• A number of settlements have a hydrological linkage to the SAC. Treated effluent from WWTP's in these settlements is discharged to rivers which discharge into the Ballymacoda Estuary and could contribute to nutrient loading pressures within the estuary. These are Ballymacoda, Ladysbridge, Castlemartyr, Mogeely and Killeagh. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of qualifying interest habitats.</li> <li>• Rural housing in the catchment of this SAC could have the potential to have negative effects on water quality in the absence of implementation of water pollution controls.</li> <li>• Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.</li> </ul>	

## Ballymacoda (Clonpriest and Pillmore) SAC 0077 - Screening Assessment

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13).

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Ballymacoda Bay SAC and accordingly, it is determined that Appropriate Assessment is required.

#### Policies to be considered

- Volume 1 - Chapter 2 Core Strategy
- Volume 1 - Chapter 3 Settlements and Placemaking
- Volume 1 - Chapter 4 Housing
- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 4 - East Cork MD - Settlement objectives for Ballymacoda, Killeagh, Castlemartyr, Ladysbridge, Mogeely

#### Population targets to be considered

- Population targets for:
  - Killeagh 1,179 people (+280 people, + 135 additional residential units)
  - Castlemartyr 2,080 (+480 people, + 227 additional residential units)
  - Ballymacoda +12 residential units
  - Ladysbridge +40 residential units
  - Mogeely +48 residential units

#### Zonings to Be Considered

- None

Glengarriff Harbour and Woodland SAC 0090	
<b>Description</b>	<p>A wooded glacial valley opening out into a sheltered bay with rocky islets. Underlying rock is Old Red Sandstone, with soils varying from acid brown earths to alluvial brown earths and peat. Hyper-oceanic climate. Site supports a complex mosaic of terrestrial habitats, mostly old oak woodland, conifer plantations and complexes of rock outcrop, heath and scrub, blanket bog, Molinia grassland and rivers and streams. The sheltered bay is highly indented with many islets and a rocky shoreline.</p> <p>Exceptional diversity of high quality semi-natural and natural habitats. Extensive hyper-oceanic oak woods, with <i>Arbutus unedo</i> and <i>Taxus baccata</i>, have well developed bryophyte and lichen floras, and support important, species-rich invertebrate fauna, including <i>Geomalacus maculosus</i> and several rarities. Good examples of alluvial forests occur along the Glengarriff and Coomarkane rivers. Rocky islets in the harbour support one of the largest colonies of <i>Phoca vitulina</i> in Ireland and contain a small breeding colony of <i>Sterna paradisaea</i>. The site supports a population of <i>Lutra lutra</i>. The site is one of the most important in the south-west for <i>Rhinolophus hipposideros</i> and includes three summer and three winter roosts, the numbers at one of which exceed the summer and winter thresholds for international importance. The quality and extent of the oakwoods, and the diversity of habitats and species, including many rarities, make the site of international importance.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and sub-catchment details</b>	<p>Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_18 Glengarriff_SC_010, Glengarriff Harbour</p> <p>Ref: EPA</p>

Glengarriff Harbour and Woodland SAC 0090								
<b>Water Quality</b>	<p>Water quality in Glengarriff_010, Glengarriff_020 and Magannagan Stream_010 are assigned High status. The remaining two river water bodies, Barony_010 and Loughavaul_010 are unassigned. Water Framework Directive risk status for all the water bodies in the sub-catchment is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018</p>							
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Lutra lutra (Otter) [1355]</li> <li>• Phoca vitulina (Common Seal) [1365]</li> </ul> <p>Ref: NPWS Designated Site Data</p>							
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Objective	Qualifying Interest							
Maintain favourable conservation condition	Old sessile oak woods with Ilex and Blechnum in the British Isles							
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Glengarriff Harbour and Woodland SAC 0090					
		Lutra lutra (Otter) [1355]			
		Phoca vitulina (Common Seal) [1365]			
Ref: NPWS Conservation Objectives Document - Version 1, May 2015					
Current Conservation Condition of Qualifying Interests	<b>Qualifying Interest</b>			<b>Conservation</b>	<b>Global</b>
	Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]			Excellent	Excellent
	Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]			Good	Good
	Geomalacus maculosus (Kerry Slug) [1024]			Good	Good
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]			Excellent	Excellent
	Lutra lutra (Otter) [1355]			Excellent	Good
	Phoca vitulina (Common Seal) [1365]			Excellent	Excellent
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.				
	Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.				
Ref: NPWS Designated Site Data, SAC Datasheet					
Threats and Pressures	<ul style="list-style-type: none"> <li>• Burning down</li> <li>• Non intensive grazing</li> </ul>				

Glengarriff Harbour and Woodland SAC 0090	
	<ul style="list-style-type: none"> <li>• Nautical sports</li> <li>• Tree surgery, felling for public safety, removal of roadside trees</li> <li>• Dispersed habitation</li> <li>• Piers / tourist harbours or recreational piers</li> <li>• Grazing in forests/ woodland</li> <li>• Invasive non-native species</li> <li>• Fishing and harvesting aquatic resources</li> <li>• Pollution to surface waters (limnic &amp; terrestrial, marine &amp; brackish)</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Suspension culture</li> <li>• Forestry clearance</li> </ul> <p>Ref: NPWS Natura 2000 Data Form, 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap or adjoin the SAC	Glengarriff. The settlement boundary of Glengarriff overlaps with boundary of this SAC. SAC land which is also within the settlement boundary is primarily zoned as Open Space. A small area of woodland habitat which forms part of the SAC is within the existing built up area of the village.
Settlements with hydrological linkage to SAC	Glengarriff. Treated waste-water from the village of Glengarriff is discharged directly into Glengarriff Harbour within the SAC.

Glengarriff Harbour and Woodland SAC 0090	
Relevant Population Targets (Settlements)	Glengarriff - 170 (+32 people, +40 additional residential units)
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Determination	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• interfere with natural hydrological processes affecting alluvial woodland sites;</li> <li>• restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;</li> <li>• cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;</li> <li>• restrict free movement of Otter;</li> <li>• cause disturbance to Otter at their breeding sites or resting places;</li> <li>• interfere with food availability for Otter.</li> <li>• restrict movement of Common Seal;</li> <li>• cause disturbance to qualifying interest species including at breeding sites, haul out sites or other resting places;</li> <li>• interfere with food availability for Common Seal</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 West Cork MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>• An area of woodland within the boundary of the SAC lies within the ‘existing built up area’ of the settlement of Glengarriff. Development of this area could result in the direct loss of protected woodland habitat and could have negative effects on qualifying interest habitat (woodland) and species (Lesser Horseshoe Bat and Kerry Slug);</li> </ul>	



## Glengarriff Harbour and Woodland SAC 0090

- The draft plan supports a proposed upgrade to the N71 National Road and R572 Regional Road. These roads go through a section of the SAC. Upgrades to these roads could give rise to direct effects on qualifying interest habitat (woodland) and species (Lesser Horseshoe Bat and Kerry Slug) (Volume 1 **Chapter 12 - Transport** TM 16-1 National, Regional and Local Road Network).

### **Policies Which Could Give Rise to Indirect Effects on Habitats**

- Population growth is proposed for settlements within Glengarriff. Treated effluent from the public waste-water treatment plant is discharged directly to the bay or could contribute to nutrient loading pressures. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in water quality and potentially have indirect effects on qualifying interest species including Common Seal and Otter;
- Rural housing in the catchment of this SAC could have the potential to have negative effects on water quality in the absence of implementation of water pollution controls.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- An objective for Glengarriff is to support the development of tourism. Policies which encourage tourism to an area can lead to increased recreational and other activity within coastal and marine areas. This, in turn, could increase human activity within and close to sensitive coastal habitats including woodland and, without mitigation, could have the potential to increase disturbance risks to qualifying interest species – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure, TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation, Vol. 5 **West Cork MD**).
- Part of the route of proposed pedestrian walk U-01 passes through the SAC. Development of this walk could pose a risk of impact to habitats and species.

### **Screening Determination**

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Glengarriff Harbour and Woodland SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing

## Glengarriff Harbour and Woodland SAC 0090

- Vol 1 Chapter 5 - Rural Housing
- Vol 1 Chapter 7 - Marine
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 12 - Transport – proposed upgrades to N71 and R572
- Vol.1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork - Settlement policies for Glengarriff

### **Population targets to be considered**

- Glengarriff - 170 (+32 people, +40 additional residential units)

### **Zonings to Be Considered**

- land within and adjacent to the SAC which is identified as existing built up area;
- U-01 proposed pedestrian walk through village passes through the SAC.

Clonakilty SAC 0091 - Screening Assessment	
<p><b>Description</b></p>	<p>Site is a tidal bay separated by Inchydoney Island. Receives the flows of several small rivers, the biggest being the Fealge. Bulk of site comprises intertidal sand and mud flats. A small sand dune complex occurs on Inchydoney Island, while a well developed area of brackish and freshwater marsh occurs at Cloheen. Underlying rock is mainly Devonian Old Red Sandstone. The sandy soil is slightly calcareous in nature but shows a trend towards acidification. Clonakilty town occurs at top of site. Recreation is a main land use. Site contains a fine diversity of dune habitats, notably an area of fixed dunes of moderate size and which are relatively intact. Eu-Atlantic decalcified fixed dune also have a presence at site. Both of these habitats are scarce on the south coast. The intertidal sand and mud flats support important staging and wintering bird populations. Of especial note is a regular population of <i>Limosa limosa</i> of international importance.</p> <p>Ref: NPWS Natura 2000 form, 2019</p>
<p><b>Catchment and sub-catchment details</b></p>	<p>Catchment: 20 Bandon-Ilen, Sub-catchment: 20_11 Clonakilty[Stream]_SC_010</p> <p>Ref: EPA</p>
<p><b>Water Quality</b></p>	<p>Water quality in Clonakilty Stream_010 is assigned poor status, Carhoo_010 is assigned is assigned good status and North Ring Curraghgrane_010 is unassigned. Clonakilty Stream_010 is At Risk of failing to meet its Water Framework Directive objectives, Carhoo_10 is Not at Risk and North Ring Curraghgrane_010 is in Review. Clonakilty Harbour is at poor status and is At Risk. Inchydoney, Clogheen Strand and White's Marsh coastal water bodies are unassigned, with their Risk status in Review.</p> <p>Ref: EPA WFD Status 2013-2018.</p>

Clonakilty SAC 0091 - Screening Assessment													
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) [2150]</li> </ul> <p>Ref: NPWS Designated Site Data</p>												
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Qualifying Interest	Conservation	Global											
Mudflats and sandflats not covered by seawater at low tide [1140]	Good	Good											

Clonakilty SAC 0091 - Screening Assessment			
	Annual vegetation of drift lines [1210]	Average	Significant
	Embryonic shifting dunes [2110]	Average	Significant
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]	Average	Significant
	Atlantic decalcified fixed dunes ( <i>Calluno-Ulicetea</i> ) [2150]	Average	Significant
	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Good	Good
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data</p>			
Threats and Pressures	<ul style="list-style-type: none"> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Accumulation of organic material</li> <li>• Bait digging / collection</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2019</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	West Cork Strategic Planning Area		
Settlements whose boundaries overlap or adjoin the SAC	Clonakilty: Part of the Clonakilty Bay SAC lies within the settlement boundary of Clonakilty. This area comprises of estuarine habitat. Lands within the settlement boundary of Clonakilty adjoining the SAC are zoned as Town Centre, for Utilities and Greenbelt.		

Clonakilty SAC 0091 - Screening Assessment	
	<p>Inchydoney: The settlement boundary of Inchydoney also overlaps with the Clonakilty Bay SAC and incorporates areas of sand dune habitat.</p> <p>All SAC land within the settlement boundary is zoned as open space. Areas adjoining the SAC within the settlement boundary are also primarily zoned as open space.</p>
Settlements with hydrological linkage to SAC	Clonakilty and Inchydoney,
Relevant Population Targets (Settlements) to 2028	Clonakilty - Population target to 2028 is 6,385 (+1,792 people, 822 new residential units)
Rural Housing Policy Area	<p>Clonakilty Town Greenbelt 1-1</p> <p>Tourism and Rural Diversification</p>
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, and their associated targets, the key requirement is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments, interfere with natural dynamic processes of erosion or deposition, or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the estuary;</li> <li>• encourage or direct development within the SAC; or</li> <li>• cause the spread of invasive alien species (Spartina and Sea Buckthorn) within the site.</li> </ul>	

## Clonakilty SAC 0091 - Screening Assessment

### Assessment

Volumes reviewed: Volumes 1 and Volume 5 – West Cork MD

### Policies which could give rise to direct effects on habitats

- No land within the SAC is zoned for development. Where the SAC boundary overlaps with settlement boundaries, these lands are estuarine in nature (Clonakilty) or zoned as open space (Inchydoney);

### Policies which could give rise indirect effects on habitats

- The population target for Clonakilty to 2028 is 6,385 (+1,792 people, 822 new residential units). This development could increase potential for pollution risk to the estuary;
- Treated effluent from the Clonakilty WWTP discharges into the estuary. Increased nutrient loadings could contribute to nutrient loading pressures within the estuary and could have the potential to result in a reduction in the quality of estuarine habitats.
- Rural housing in the catchment of this SAC could have the potential to have negative effects on water quality in the absence of implementation of water pollution controls.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- The vision for Inchydoney is based on tourism, public amenity and recreation, while Clonakilty is regarded as a centre for tourist activities for a wide region (Vol. 5 - **West Cork MD**). Policies which encourage increased recreational and other activity within coastal and marine areas, without mitigation, could result in increased erosional pressures on sand dune habitats – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10 - Tourism** TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure, TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation).

### Screening Determination

## Clonakilty SAC 0091 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Clonakilty Bay SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 – Rural
- Vol 1 Chapter 7 - Marine
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork – Settlement policies for Clonakilty and Inchydoney

### **Population targets to be considered**

- Population targets for Clonakilty and Inchydoney

### **Zonings to Be Considered**

- land zoned for development or identified as existing built up area adjacent to the SAC in the settlements of Clonakilty and Inchydoney.



Caha Mountains SAC 0093 - Screening Assessment	
<p><b>Description</b></p>	<p>This upland site is underlain by old red sandstone. The average altitude within the site is 420m, though a few peaks extend to 630m. The site features glacial valleys and corries, such as that within which Barley Lake occurs. A broad boggy plateau studded with small lakes occurs at about 420m. Substantial cliffs are present in the north-western part of the site. Afforestation is carried on outside of the site.</p> <p>Site is of high scientific interest because of the large area of upland blanket bog, which features an excellent example of a saddle bog. In addition to the bog, there are good examples of siliceous rock and scree, and some reasonable examples of alpine heath and wet heath.</p> <p>Oligotrophic lakes are a feature of the site, as well as good example of dystrophic lakes. <i>Minuartia recurva</i>, a protected and Red Data Book species, has at this site its only station in the British Isles. <i>Falco peregrinus</i>, <i>Circus cyaneus</i>, and <i>Pyrrhocorax pyrrhocorax</i> Annex I Bird Directive species, occur within the site. <i>Lutra lutra</i> also occurs. <i>Geomalacus maculosus</i> is widespread throughout the site. A notable assemblage of bryophytes has been recorded.</p> <p>Ref: NPWS Natura 2000 form 2019</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_15 Owenshagh_SC_010; 21_6 Sheen_SC_010; 21_17 Clashaduff_SC_010; 21_18 Glengarriff_SC_010</p> <p>Ref: EPA</p>
<p><b>Water Quality</b></p>	<p>Water quality in Glengarriff_10 and Magannagan_10 are assigned high status with a WFD risk status of Not at Risk. Owenshagh_10 and Adrigole_10 are assigned good status and have a WFD risk status of At Risk as they are high status objective water bodies. Shee _10 is at</p>

Caha Mountains SAC 0093 - Screening Assessment						
	<p>good status and has a WFD risk status of Review. The five lakes in the SAC, Shanoge, Glenkeel, Moredoolig, Barley and Deereenadarodia, have unassigned water quality status but are deemed Not at Risk of failing to meet their WFD objectives</p> <p>Ref: EPA WFD Status 2013-2018.</p>					
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Natural dystrophic lakes and ponds [3160]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>					
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Caha Mountains SAC 0093 - Screening Assessment															
		Alpine and Boreal heaths [4060]													
		Geomalacus maculosus (Kerry Slug) [1024]													
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Ref: NPWS Conservation Objectives Document - Version 1, August 2016															
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### Caha Mountains SAC 0093 - Screening Assessment

Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]	Average	Significant
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Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]	Average	Significant
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Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.

Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.

Ref: NPWS Designated Site Data, SAC Datasheet

#### Threats and Pressures

- Invasive non-native species
- Dispersed habitation
- Burning down
- Hand cutting of peat
- Non intensive cattle grazing
- Paths, tracks, cycling tracks

Caha Mountains SAC 0093 - Screening Assessment	
	Ref: NPWS Natura 2000 Data Form 2019
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap with the SAC	None. Glengarriff development boundary is in close proximity to the site
Settlements with hydrological linkage to SAC	None
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats;</li> <li>• result in a significantly increased pollution risk to freshwater habitats within the SAC;</li> <li>• cause disturbance to Kerry Slug with the SAC.</li> </ul>	

## Caha Mountains SAC 0093 - Screening Assessment

### Assessment

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap the site.
- The draft plan supports a proposed upgrade to the N71 National Road. This road overlaps the eastern edge of the SAC. Upgrades to this road could thereby give rise to direct effects on habitats within the SAC (Volume 1 **Chapter 12 - Transport** TM 16-1 National, Regional and Local Road Network).

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site
- Policies which encourage increased recreational and other activity in upland areas could, without mitigation, result in increased pressure on habitats and lead to disturbance of species for which this SAC has been designated (Vol 1 **Chapter 10 - Tourism** TO 10-7 Long Distance Walks, TO 10-8 Walking/Cycling and Greenways; Vol. 5 **West Cork - Glengarriff** DB-03):
  - The draft plan acknowledges the Beara Peninsula as an amenity for walking and cycling. The Beara Way passes through the SAC;
  - Glengarriff is in close proximity to the SAC. One of the objectives for the village supports the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Caha Mountains SAC and accordingly, it is determined that Appropriate Assessment is required.

## Caha Mountains SAC 0093 - Screening Assessment

### **Policies to be considered**

- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 10 - Tourism
- Volume 1 - Chapter 12 – Transport Upgrade to the N71
- Volume 1 - Chapter 13 Energy and Telecommunications

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

- None

## Lough Hyne Nature Reserve & Environs SAC 0097

### Description

The site is situated on the south coast just to the east of Roaringwater Bay. From the open coast, which is exposed to the prevailing south-westerly winds, there is a narrow inlet, Barlogue Creek, which leads to the extremely sheltered bay, Lough Hyne. An area of large boulders with strong tidal streams, known as 'the rapids', connects the Lough with Barlogue Creek. The structure of the Lough is such that there is a restricted tidal flow into the Lough and a more prolonged outflow. The tidal range in the Lough is approximately 1 m but is 3.5 m in Barlogue Creek. Tragumna Bay to the east of Lough Hyne forms part of the site. The terrestrial component of the site includes woodland, mostly mixed though with some parts fairly pure native deciduous, as well as heath, scrub, marsh and swamp vegetation. A small lake, Ballyally Lough, is included in site.

Lough Hyne is of very great national and international importance as it has an extremely high number of habitats and communities within a very small area, with both very high species diversity and a large number of rare species. The reef communities are unusual in that they are more characteristic of more open waters and occur at shallower depths than in open waters. The shallow bay and marine cave habitats are also of high importance and very good quality. The very protected nature of Lough Hyne allows scientific studies to be carried out safely and this site has and will continue to be used to considerably advance our knowledge of marine species and their ecology. The Red Data Book plant species *Kickxia elatine* occurs within the site. The deciduous woodland, while mostly mixed, is of some local importance. The site supports breeding *Falco peregrinus* and *Pyrrhocorax pyrrhocorax*.

Ref: NPWS Natura 2000 form 2018



Lough Hyne Nature Reserve & Environs SAC 0097							
Catchment and Sub-catchment details	Catchment: 20 Bandon-Ilen, Sub-catchment: 20_15 Roury_SC_010 Ref: EPA						
Water Quality	<p>Water quality in Ardgehane_010 is unassigned and its WFD risk status is Not at Risk. The water quality of the coastal water bodies is unassigned. The Water Framework Directive risk status of Lough Hyne is Review, while the Celtic Sea (HAs 18;19;20) is Not at Risk</p> <p>Ref: EPA WFD Status 2013-2018.</p>						
Qualifying Interests	<ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Submerged or partially submerged sea caves [8330]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>						
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Maintain favourable conservation condition</td> <td>Large shallow inlets and bays [1160]</td> </tr> <tr> <td>Reefs [1170]</td> </tr> <tr> <td>Submerged or partially submerged sea caves [8330]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, August 2014</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Large shallow inlets and bays [1160]	Reefs [1170]	Submerged or partially submerged sea caves [8330]
Objective	Qualifying Interest						
Maintain favourable conservation condition	Large shallow inlets and bays [1160]						
	Reefs [1170]						
	Submerged or partially submerged sea caves [8330]						

Lough Hyne Nature Reserve & Environs SAC 0097				
Current Conservation Condition of Qualifying Interests	Qualifying Interest		Conservation	Global
	Large shallow inlets and bays [1160]		Excellent	Excellent
	Reefs [1170]		Excellent	Excellent
	Submerged or partially submerged sea caves [8330]		Excellent	Excellent
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>			
Threats and Pressures	<ul style="list-style-type: none"> <li>• Potting (Professional passive fishing)</li> <li>• Leisure fishing</li> <li>• Invasive non-native species</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>			
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas				
Strategic Planning Area	West Cork Strategic Planning Area			
Settlements whose boundaries overlap or adjoin the SAC	Tragumna			

Lough Hyne Nature Reserve & Environs SAC 0097	
Settlements with hydrological linkage to SAC	There is a small tourist settlement with a Caravan Park at Tragumna adjoining the SAC. The settlement is serviced by a WWTP which discharges treated effluent to coastal waters.
Relevant Population Targets (Settlements)	Tragumna – not specified, small scale expansion permitted.
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the estuary; or</li> <li>• cause the spread of invasive alien species (Spartina) within the site.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 West Cork MD</p>	
<p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p>	

## Lough Hyne Nature Reserve & Environs SAC 0097

- Land in the settlement of Tragumna adjoins the SAC. It is policy to allow for an extension to tourism facilities at this location. Significantly increased nutrient inputs to the marine waters could have the potential to result in a reduction in the quality of qualifying interest habitats

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to qualifying interest habitats.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- Without mitigation measures in place, policies which encourage increased recreational and other activity within coastal and marine areas could increase human activity within and near the Lough and could have the potential to impact negatively on marine habitats – (Vol 1 **Chapter 7 Marine, Coastal and Islands** - Development in Coastal Areas, Marine leisure; **Chapter 10 - Tourism** TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure)

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Lough Hyne SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Vol. 1 Chapter 2 Core Strategy
- Vol. 1 Chapter 3 Settlements and Placemaking
- Vol. 1 Chapter 4 Housing
- Vol. 1 Chapter 5 Rural
- Vol. 1 Chapter 7 Marine, Coastal and Islands
- Vol. 1 Chapter 10 Tourism

## Lough Hyne Nature Reserve & Environs SAC 0097

- Vol 1 Chapter 13 Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork MD – Settlement policies for Tragumna

### **Population targets to be considered**

- Tragumna

### **Zonings to Be Considered**

- Special Policy Area Tragumna

## Roaringwater Bay and Islands SAC 0101 - Screening Assessment

### Description

Roaringwater Bay is a wide, shallow bay located in the south-west of Ireland. It is close to the continental shelf, and is therefore fed by the clear, nutrient-poor waters of the Gulf Stream. There are several offshore islands and rocks, which protect inshore areas from the full force of the Atlantic, and they are themselves exposed to the prevailing swell on their south-west coasts. Tidal streams are channelled by sounds and narrows between the islands, such as at Gascanane Sound, and tidal currents can be strong. Inner Roaringwater Bay is shallow and sheltered and the seabed is composed of sediments. Bedrock is composed of a series of Devonian Old Red Sandstone reefs that run parallel to troughs of Devonian Carboniferous marine clastics in a north east/south west direction. The bay's south east side is formed by a sublittoral reef, emergent as Clear, Sherkin and Spanish Islands. Three subsidiary sublittoral reefs within the bay are emergent firstly as the Calf Island archipelago and Hare Island, secondly as Carthy's Island and the Skeams, and thirdly as the Goat Island/Long Island/Castle Island/Horse Island chain. The effect is one of considerable complexity and diversity. In addition to cliff and heath vegetation, the islands support dry grassland, humid grassland, some swamp and marsh vegetation, and small areas of shingle, salt marsh and sand dune. Small lakes occur on Clear and Sherkin Islands.

Roaringwater Bay has a wide variety of reef and sediment habitats that are subject to a range of wave exposures and tidal streams. The littoral reef has many estuarine communities that are adapted to conditions of variable salinity. It also has the only recorded *Fucus ceranoides* community on estuarine mixed eulittoral rock. The infralittoral reef has good examples of the effects of sea urchin grazing on kelp forest with coralline algae. The ciralittoral reef communities contain many rare plant and animal species. The cave community on Sherkin Island is home to the rare filamentous red alga *Pterosiphonia pennata*. The sedimentary communities in Roaringwater Bay are exceptional. Of particular

## Roaringwater Bay and Islands SAC 0101 - Screening Assessment

interest is the extensive bed of *Lithophyllum dentatum*, which is the largest in the country, and typically contains specimens that are very large and, uniquely, flattened in form. There are also other maerl communities that are listed under Annex V of the E.U. species and Habitats Directive. There are several seagrass beds (*Zostera marina*) in Roaringwater Bay, including a superb bed in Horseshoe Bay, a glacial corrie, on Sherkin Island. The bay contains the only reef recorded by BiomMar of the Peacock Worm, *Sabella pavonina*, and a wide range of other sediment communities. Steep cliffs with well-developed vegetation occur along the south sides of Clear and Sherkin Islands. Dry Atlantic *Erica-Ulex* heaths are particularly well developed on the various islands and along sections of the mainland. There is a distinct southerly element in the associated flora. At least nine Red Data Book plant species occur, five of which are also legally protected. *Dianthus armeria* occurs at its only known Irish station. The site has a significant breeding population of *Halichoerus grypus*, and *Lutra lutra* is well distributed. The site is of significance for the occurrence of *Phocoena phocoena* with relative high abundances recorded and presents high quality habitat for this marine mammal. There is a nationally important breeding population of *Pyrhocorax pyrrhocorax* and several pairs of *Falco peregrinus*. Seabirds breed on the islands, with nationally important populations of *Fulmaris glacilis*, *Phalacrocorax carbo*, *Larus fuscus* and *Cepphus grylle*. *Sterna* terns have bred in the past and potential habitat still exists. Clear Island has Ireland's only manned bird observatory (established in 1959), and there is a marine research station on Sherkin Island.

Ref: NPWS Natura 2000 form 2018

Roaringwater Bay and Islands SAC 0101 - Screening Assessment	
Catchment and Sub-catchment details	<p>Catchment: 20 Bandon-Ilen, Sub-catchment: 20_3 EntrepriCentreSkull_SC_010; 20_17 Bawnaknockane_SC_010; 20_7 Ilen_SC_010; 20_9 Ilen_SC_020; 20_16 Ilen_SC_030</p> <p>Ref: EPA</p>
Water Quality	<p>Water quality in Roaringwater Bay is assigned good status and its risk status, under the Water Framework Directive, is Not at Risk. The Ilen Estuary is at moderate status and its WFD risk status is At Risk.</p> <p>Water quality in Leamawaddra_020; Rathruane_010 and Ilen_020 is assigned high status and their Water Framework Directive risk status is Not at Risk. Good status has been assigned to Saivnose_010; Saivnose_020; Bawnaknockane_010; Ilen_010 and Ilen_030 and are deemed as Not at Risk. Leamawaddra_010 is at good status and is At Risk of failing to meet its WFD objectives. Lowertown_010 and Dereennatra_010 are unassigned water quality status but are deemed Not at Risk. Knockroe_010; Lettershaw_010; Mallavonea_010; Owennashingaun_010; Owennashingaun_020; Roaring Water River_010; Shanavagh_010; Clodagh_010; Skull_010 and Ilen_040 are unassigned and their WDF statuses are in Review.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
Qualifying Interests	<ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> <li>• Submerged or partially submerged sea caves [8330]</li> </ul>



Roaringwater Bay and Islands SAC 0101 - Screening Assessment																								
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	Qualifying Interest	Conservation	Global																					
Large shallow inlets and bays [1160]	Good	Excellent																						

## Roaringwater Bay and Islands SAC 0101 - Screening Assessment

Reefs [1170]	Good	Good
Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Excellent	Good
European dry heaths [4030]	Good	Excellent
Submerged or partially submerged sea caves [8330]	Excellent	Good
Phocoena phocoena (Harbour Porpoise) [1351]	Good	Significant
Lutra lutra (Otter) [1355]	Excellent	Excellent
Halichoerus grypus (Grey Seal) [1364]	Excellent	Good

Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.

Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.

Ref: NPWS Designated Site Data, SAC Datasheet

### Threats and Pressures

- Abandonment of pastoral systems, lack of grazing
- Fishing and harvesting aquatic resources
- Non intensive grazing
- Fire and fire suppression
- Removal of beach materials
- Human intrusions and disturbances
- Stock feeding
- Restructuring agricultural land holding
- Marine and Freshwater Aquaculture

Roaringwater Bay and Islands SAC 0101 - Screening Assessment	
	Ref: NPWS Natura 2000 Data Form 2018
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap or adjoin the SAC	Baltimore, Ballydehob Schull, Sherkin Island, Cape Clear, Heir Island and Long Island.
Settlements with hydrological linkage to SAC	Baltimore, Schull, Ballydehob, Skibbereen and the Islands.
Relevant Population Targets (Settlements) to 2028	<ul style="list-style-type: none"> <li>• Skibbereen 3,856 people (+1,078 people, +309 residential units)</li> <li>• Baltimore 471 people (+148 people, +60 residential units)</li> <li>• Ballydehob 410 people (+136 people, +20 residential units)</li> <li>• Schull 905 people (+205 people, +84 residential units)</li> </ul>
Rural Housing Policy Area	Tourism and Rural Diversification  Schull Town Greenbelt 1-1 and Greenbelt 1-2
Screening Assessment	
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not: <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including dunes and/or coastal heath;</li> <li>• restrict movement of qualifying interest species;</li> </ul>	

## Roaringwater Bay and Islands SAC 0101 - Screening Assessment

- cause disturbance to qualifying interest species including at breeding sites, haul out sites (seal) or other resting places;
- interfere with food availability for qualifying interest species
- restrict free movement of Otter;
- cause disturbance to Otter at their breeding sites or resting places;
- interfere with food availability for Otter.

### Assessment

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- There are areas of land adjacent to the SAC which are zoned for business and industry development and for community uses in Schull and there are also areas of land zoned as Open Space adjoining the SAC in Schull, Ballydehob and Baltimore. Other lands within these settlements adjoining the SAC form part of the existing built up area of the settlements where there is a presumption for development. In addition, policies in the plan encourage some limited increase in population targets of island communities on Heir Island, Long Island, Cape Clear and Sherkin Island. Development in areas adjoining the estuary could have the potential to increase pollution risk in the estuary;
- An objective for Baltimore is to develop a promenade walk from Bull Point to holiday village. The planned route overlaps the SAC. Without mitigation measures in place, this development may directly affect habitats for which the SAC is designated (Vol. 5 **West Cork MD** - Baltimore)

### Policies Which Could Give Rise Indirect Effects on Habitats

- Population growth is proposed for settlements within the catchment of the SAC including in the towns of Skibbereen, Baltimore, Schull and Ballydehob. Treated effluent from WWTP's in these settlements is discharged directly to the bay or to rivers which discharge into the bay and could contribute to nutrient loading pressures within the estuary. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of qualifying interest habitats;

## Roaringwater Bay and Islands SAC 0101 - Screening Assessment

- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Policies that support development of the Islands (**Chapter 7 Marine Policy** Supporting the Islands, Economic Development on the Islands, Development Proposals on the Islands) may impact negatively on the habitats for which this site is designated;
- Policies which encourage increased recreational and other activity within coastal and marine areas could increase human activity on sensitive marine and coastal habitats including heath – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure);
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- An objective for Schull is to develop an amenity walk. The planned route runs adjacent to the SAC. Without mitigation measures in place, this development may indirectly affect habitats for which the SAC is designated (Vol. 5 **West Cork MD** - Schull).

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Species (harbour porpoise, otter, grey seal)**

- The settlements and inhabited islands in and around Roaringwater Bay have objectives to promote tourism. Policies encouraging development of tourism industry for settlements (Vol. 1 **Chapter 10 Tourism** TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation and Vol. 5 **West Cork**) could give rise disturbance related impacts on the species for which the SAC was designated.
- Policies that support the development or improvements of fisheries infrastructure within or proximal to SPAs could result in increased disturbance related impacts to birds which are special conservation interest species of this site. These include policies contained in Vol. 1 **Chapter 8 Economy and Employment** Fishing and Aquaculture; and Vol. 5 **West Cork**.

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Roaringwater Bay and Islands SAC and accordingly, it is determined that Appropriate Assessment is required.

## Roaringwater Bay and Islands SAC 0101 - Screening Assessment

### Policies to be considered

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural housing
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 8 - Economic Development
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork - Settlement policies for Baltimore, Schull, Ballydehob and island communities - Long Island, Cape Clear and Sherkin Island

### Population targets to be considered

- Skibbereen 3,856 people (+1,078 people, +309 residential units)
- Baltimore 471 people (+148 people, +60 residential units)
- Ballydehob 410 people (+136 people, +20 residential units)
- Schull 905 people (+205 people, +84 residential units)

### Zonings to Be Considered

- land zoned for business, industry and community uses in Schull;
- land identified to be in existing built up area adjacent to the SAC in the settlements of Schull, Baltimore and Ballydehob.

Sheep's Head SAC 0102 - Screening Assessment	
Description	<p>A narrow ridge of sandstone which encloses a number of linear basins filled either by peat bogs or lakes. The dominant vegetation of the site is a mosaic of dry heath, wet heath and humid grassland which is mainly found on the rocky ridges. Rock outcrops commonly on the site. Sea cliffs are found mostly on the western side of the site. These support small seabird populations. The site is very exposed and subject to strong south-westerly winds.</p> <p>This site is important for a variety of reasons. It includes a large area of heath varying from dry to wet heath, which is relatively intact and undisturbed and is of good quality. Two rare species of flora are found on the site: <i>Tuberaria guttata</i> and <i>Viola lactea</i>, the latter protected. The site has minor importance for the seabirds that occur, but it is notable for the density of choughs (<i>Pyrrhocorax pyrrhocorax</i>) that are found. The Kerry Slug (<i>Geomalacus maculosus</i>) occurs in the open heath habitat.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Qualifying Interests	<ul style="list-style-type: none"> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>

Sheep's Head SAC 0102 - Screening Assessment				
Conservation Objectives	<b>Objective</b>		<b>Qualifying Interest</b>	
	Maintain or restore favourable conservation condition	Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]		
		European dry heaths [4030]		
		Geomalacus maculosus (Kerry Slug) [1024]		
Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020				
Current Conservation Condition of Qualifying Interests	<b>Qualifying Interest</b>		<b>Conservation</b>	<b>Global</b>
	Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]		Good	Significant
	European dry heaths [4030]		Excellent	Good
	Geomalacus maculosus (Kerry Slug) [1024]		Excellent	Significant
Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.				
Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.				
Ref: NPWS Designated Site Data, SAC Datasheet				
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fire and fire suppression</li> <li>• Stock feeding</li> <li>• Abandonment of pastoral systems, lack of grazing</li> <li>• Paths, tracks, cycling tracks</li> </ul>			



Sheep's Head SAC 0102 - Screening Assessment	
	<ul style="list-style-type: none"> <li>• Restructuring agricultural land holding</li> <li>• Non intensive grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose Boundaries overlap or Adjoin the SAC	The settlements of Ahakista and Kilcrohane are located proximal to the SAC.
Settlements with Hydrological Linkage to SAC	N/A
Relevant Population Targets (Settlements)	<ul style="list-style-type: none"> <li>• None</li> </ul>
Rural Housing Policy Area	This SAC is within the area identified for Tourism and Rural Diversification in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one-off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links, including rural based sustainable tourism, to the area.
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> </ul>	

## Sheep's Head SAC 0102 - Screening Assessment

- encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including coastal heath;
- result in direct loss or disturbance of Kerry Slug with the SAC.

### Assessment:

Volumes reviewed: Volume 1 and Volume 5 - West Cork MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land with the SAC is zoned for development. There is one settlement located proximal to the Sheep's Head SAC (Ahakista). The plan proposes limited population growth in this settlement which will not impact directly on this SAC.

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site
- Policies which attract and encourage increased recreational and other activity in coastal and upland areas could, without mitigation, result in increased pressure on habitats and lead to disturbance of species for which this SAC has been designated (Vol 1 **Chapter 10** - Tourism TO 10-7 Long Distance Walks, TO 10-8 Walking/Cycling and Greenways, TO 10-9 Tourism Facilities; Vol. 5 **West Cork** - Ahakista DB-06):
  - Ahakista is in close proximity to the SAC. Objectives for the village supports the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.
  - The Sheep's Head Peninsula forms part of the Wild Atlantic Way and the draft plan acknowledges the peninsula as an amenity for walking and cycling. The Wild Atlantic Way route passes through the SAC as does the Sheep's Head Way.

## Screening Determination

## Sheep's Head SAC 0102 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Sheeps Head SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered:**

- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 10 Tourism
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 1 - Chapter 18 Zoning and Land Use
- Volume 5 - West Cork MD: Ahakista

### **Population targets to be considered**

- None

### **Zonings to be considered**

- Ahaikista

St Gobnet's Wood SAC 0106 - Screening Assessment					
<b>Description</b>	<p>A relatively large complex of oakwood developed on brown earth, brown podzolic &amp; gleyed soils, situated on rocky slopes on either side of the River Sullane. Seepage zones, small watercourses, a narrow, rocky defile and areas of rock outcrop occur within the woodlands.</p> <p>Although partially degraded through the presence of exotic trees and an area of dense <i>Rhododendron ponticum</i> and <i>Prunus laurocerasus</i>, this wood is of value as a good example of old oak woodland. Notable for its particularly rich ground flora, including <i>Saxifraga spathularis</i>, <i>Euphorbia hyberna</i> and a range of bryophytes. It is also habitat for <i>Geomalacus maculosus</i> and foraging area for seven species of bat</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain or restore favourable conservation condition</td> <td>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020</p>	Objective	Qualifying Interest	Maintain or restore favourable conservation condition	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]
Objective	Qualifying Interest				
Maintain or restore favourable conservation condition	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]				

St Gobnet's Wood SAC 0106 - Screening Assessment									
Current Conservation  Condition of Qualifying  Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]</td> <td>Good</td> <td>Good</td> </tr> </tbody> </table>			Qualifying Interest	Conservation	Global	Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]	Good	Good
	Qualifying Interest	Conservation	Global						
	Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]	Good	Good						
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>									
<p>Threats and Pressures</p> <ul style="list-style-type: none"> <li>• Tree surgery, felling for public safety, removal of roadside trees</li> <li>• Paths, tracks, cycling tracks</li> <li>• Grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>									
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	West Cork Strategic Planning Area								
Settlements whose boundaries overlap with the SAC	Ballyvourney / Ballymakeery								
Settlements with hydrological linkage to SAC	Ballyvourney / Ballymakeery								

St Gobnet's Wood SAC 0106 - Screening Assessment	
Relevant Population Targets (Settlements) to 2028	Ballymakeery / Ballyvourney: 560 people (+133 people, +30 residential units)
Rural Housing Policy Area	Transitional Rural Area
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>cause the spread of invasive non-native and vigorous native plant species to the site.</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed Volume 1 and Volume 4 - Macroom MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>Much of the SAC overlaps the development boundary of Ballymakeery / Ballyvourney. The draft plan proposes the development of 45 additional dwelling units within this settlement. There is no residential zoning in the settlement. The area of SAC which occurs within the development boundary is designated as Open Space (O-01).</li> <li>Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.</li> <li>Inappropriately sited renewable energy projects could have the potential to negatively impact this site</li> <li>Without mitigation measures, policies and objectives which encourage development in woodland areas for recreational and other activities could result in increased pressure on habitats for which this SAC has been designated - (Vol. 1 <b>Chapter 10 Tourism</b> TO 10-9 Tourism Facilities, TO 10-8 Walking/Cycling and Greenways; Vol. 4 <b>Macroom MD</b> - Ballymakeery / Ballyvourney Utilities and Infrastructure).</li> </ul>	

## St Gobnet's Wood SAC 0106 - Screening Assessment

### Policies Which Could Give Rise to Indirect Effects on Habitats

- Special Policy Area, X-01, is immediately adjacent to the section of SAC which occurs outside the development boundary. Development of this area may affect the edge of the habitat.

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the St. Gobnet's Wood SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 10 Tourism
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 1 - Chapter 18 Zoning and Land Use
- Volume 4 Macroom MD: Settlement policies for Ballymakeery / Ballyvourney

### Population targets to be considered

- Ballymakeery / Ballyvourney: 560 people (+133 people, +30 residential units)

### Zoning to be Considered

- Ballymakeery / Ballyvourney - Special Policy Area X-01





## The Gearagh SAC 0108 - Screening Assessment

<p><b>Description</b></p>	<p>Site comprises a 7km section of the River Lee and includes the confluence with the River Toon. It is situated in a wide flat valley on a bed of limestone, the adjacent valley sides being Old Red Sandstone. The eastern part of the site has been flooded by a dam and is subject to artificial fluctuations in water levels. The most natural remnants of alluvial forest exist upstream of Toon Bridge. Alluvial grassland is frequent at the margins and the site includes some dry woodland, cutaway bog and Ulex scrub. Semi-improved grassland is also included as it is used by the waterfowl attracted to the reservoir. At low water levels within the reservoir, a spectacular ephemeral mud flora develops.</p> <p>Despite the fact that about half of the original area has been destroyed the Gearagh still represents the only extensive alluvial forest in Ireland or Britain, or indeed western Europe west of the Rhine. The aquatic riverine vegetation is also well-developed. The wet woodland is complemented by a fine, though small example of an intact oak woodland. The flooded areas are important for wintering waterfowl. Lutra lutra occurs throughout the site.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: 19 Lee, Cork Harbour and Youghal Bay, Sub-catchment: 19_14 Lee[Cork]_SC_010, 19_3 Lee[Cork]_SC_020, 19_6 Lee[Cork]_SC_030</p> <p>Ref: EPA</p>

The Gearagh SAC 0108 - Screening Assessment					
<b>Water Quality</b>	<p>Water quality in Lee (Cork)_040 is assigned high status and has a Water Framework Directive risk status of Not at Risk. The water quality Lee (Cork)_050 is unassigned and has a WFD risk status is Not at Risk. Carrigadrohid lake is at moderate status and is At Risk.</p> <p>Water quality in Lee (Cork)_010 is assigned high status and has a WFD risk status of Not at Risk. Lee (Cork)_020 is at moderate status and has a WFD risk status of At Risk. Lee (Cork)_030 is at good status and has a WFD risk status of Not at Risk. Toon_010 is a good status and has a WFD risk status of Not at Risk</p> <p>Ref: EPA WFD Status 2013-2018.</p>				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>• Rivers with muddy banks with Chenopodion rubri p.p. and Bidention p.p. vegetation [3270]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</td> </tr> </tbody> </table>	Objective	Qualifying Interest	Maintain favourable conservation condition	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]				

## The Gearagh SAC 0108 - Screening Assessment

Rivers with muddy banks with *Chenopodium rubri* p.p. and *Bidention* p.p. vegetation [3270]

Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles [91AO]

Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91EO]

*Lutra lutra* (Otter) [1355]

Ref: NPWS Conservation Objectives Document. Version 1, September 2016

### Current Conservation Condition of Qualifying Interests

Qualifying Interest	Conservation	Global
Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> & <i>Callitriche-Batrachion</i> vegetation [3260]	Good	Good
Rivers with muddy banks with <i>Chenopodium rubri</i> p.p. and <i>Bidention</i> p.p. vegetation [3270]	Average	Significant
Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]	Excellent	Good
Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ( <i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i> ) [91EO]	Good	Excellent
<i>Lutra lutra</i> (Otter) [1355]	Excellent	Good

Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.

The Gearagh SAC 0108 - Screening Assessment	
	<p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>
Threats and Pressures	<ul style="list-style-type: none"> <li>• Human induced changes in hydraulic conditions</li> <li>• Diffuse pollution to surface waters due to agricultural and forestry activities</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	<p>Greater Cork Ring Strategic Planning Area</p> <p>West Cork Strategic Planning Area</p>
Settlements whose boundaries overlap or adjoin the SAC	<p>Macroon Town is located to the north of the Gearagh. All surface -water and treated waste- water from Macroon is discharged to the Lee River downstream of the Gearagh. A parcel of land located to east of the Gearagh within the Macroon Town greenbelt is zoned for industrial uses. There is a large-scale dairy facility in operation on this site. Treated process and waste-water from this facility is discharged to the Lee River downstream from the Gearagh.</p>

The Gearagh SAC 0108 - Screening Assessment	
Settlements with hydrological linkage to SAC	Inchigeelagh, Ballingearry (Béal Átha an Ghaorthaidh)
Relevant population targets (settlements)	<ul style="list-style-type: none"> <li>• Ballingearry: 287 people (+52 people, +29 additional residential units)</li> <li>• Inchigeelagh: +20 additional residential units</li> </ul>
Rural Housing Policy Area	<p>This SAC is within three different rural housing policy areas, described in Chapter 5 of the draft CDP:</p> <p>Town Greenbelt 1-1 (Macroom);</p> <p>Rural Area Under Strong Urban Influence;</p> <p>Transitional Rural Area</p>
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• interfere with natural hydrological processes in the Toon or Lee Rivers upstream of the Gearagh;</li> <li>• encourage development which could interfere with natural hydrological processes in the catchment;</li> <li>• result in increased nutrient loadings in the catchment;</li> <li>• result in a significantly increased water pollution risk in the catchment;</li> </ul>	

## The Gearagh SAC 0108 - Screening Assessment

- reduce habitat connectivity of water courses of plain to montane levels, rivers with muddy banks with *Chenopodium rubri* p.p. and *Bidention* p.p. vegetation, old sessile oak woods or alluvial woodland;
- restrict free movement of Otter;
- cause disturbance to Otter at their breeding sites or resting places;
- interfere with food availability for Otter

### Assessment

Volumes reviewed: Volume 1 and Volume 4 - Macroom MD;

### Policies Which Could Give Rise to Direct Effects on Habitats

- There is no overlapping of settlement boundaries with the SAC boundary.

### Policies Which Could Give Rise Indirect Effects on Habitats

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- The settlement Inchigeelagh has a hydrological link to the SAC. Treated effluent from this settlement is discharged in the Lee and could have the potential to cause increases in nutrient inputs to the Lee;
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site.;

## Screening Determination

## The Gearagh SAC 0108 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Gearagh SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Volume 1 - Chapter 2 Core Strategy
- Volume 1 - Chapter 3 Settlements and Placemaking
- Volume 1 - Chapter 4 Housing
- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 4 - Macroom MD: settlement policies for Inchigeelagh

### **Population targets to be considered**

- Inchigeelagh: +20 additional residential units

### **Zonings to Be Considered**

- None

Three Castle Head to Mizen Head SAC 0109 - Screening Assessment	
Description	<p>Situated in the extreme south-west of Co. Cork, this very exposed site consists of two ridges of Old Red Sandstone separated by a low-lying area. The cliffs run for c.6 km and reach up to 130 m in height. Sea stacks and islets are frequent. Soils are mainly shallow peats and are vegetated predominantly by dry heath. Exposed rock is frequent. Areas of dry grassland, some of which is partly improved, also occur. Where depressions occur, lakes, ponds or swamp type vegetation are found. The largest lake is Dun Lough. Grazing is main land use within site. Area is renowned for its scenic beauty.</p> <p>Most south-westerly example in Ireland of vegetated sea cliffs and dry heath and good example of these habitats on sandstone. Both habitats fairly extensive in area and of good quality. Three Red Data plant species occur - <i>Tuberaria guttata</i>, <i>Viola lactea</i> and <i>Asplenium billotii</i>. Also, a prostrate form of <i>Cytisus scoparius</i>. Site has very important population of <i>Pyrrhocorax pyrrhocorax</i>, one of highest densities in country. Also, a good diversity of breeding seabirds, though most populations are relatively low</p> <p>Ref: NPWS Natura 2000 form 2019</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Qualifying Interests	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>
Conservation Objectives	



Three Castle Head to Mizen Head SAC 0109 - Screening Assessment			
	<b>Objective</b>	<b>Qualifying Interest</b>	
	Maintain favourable conservation condition	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	
		European dry heaths [4030]	
Ref: NPWS Conservation Objectives Document, Version 1, November 2016			
<b>Current Conservation Condition of Qualifying Interests</b>	<b>Qualifying Interest</b>	<b>Conservation</b>	<b>Global</b>
	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Good	Excellent
	European dry heaths [4030]	Good	Good
Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.			
Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.			
Ref: NPWS Designated Site Data, SAC Datasheet			
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Paths, tracks, cycling tracks</li> <li>• Non intensive grazing</li> <li>• Fire and fire suppression</li> </ul>		
Ref: NPWS Natura 2000 Data Form 2019			
Relationship to draft County Development Plan Settlements, Zonings and Policy Area			
<b>Strategic Planning Area</b>	West Cork Strategic Planning Area		

Three Castle Head to Mizen Head SAC 0109 - Screening Assessment	
Settlements whose boundaries overlap or adjoin the SAC	None
Settlements with hydrological linkage to SAC	N/A
Relevant Population Targets (Settlements)	None
Rural Housing Policy Area	This SAC is within the area identified for Tourism and Rural Diversification in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one-off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links, including rural based sustainable tourism, to the area.
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats, including dunes and/or coastal heath.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed Volume 1 and Volume 5 - West Cork</p>	
<p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p>	

### Three Castle Head to Mizen Head SAC 0109 - Screening Assessment

- No land with the SAC is zoned for development.

#### **Policies Which Could Give Rise Indirect Effects on Habitats**

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Policies which encourage development in coastal areas for tourism, recreational and other activities could, without mitigation, result in increased pressure on habitats for which this SAC has been designated - (Vol. 1 **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-3: Tourism Opportunities).
  - The Mizen Head Peninsula forms part of the Wild Atlantic Way and the draft plan acknowledges the peninsula as an amenity for walking and cycling. The Wild Atlantic Way route passes through the SAC;
  - The draft plan recognises Mizen Head Signal Station, which is within the SAC, as a key tourist attraction.

#### **Screening Determination**

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Three Castle Head to Mizen Head SAC and accordingly, it is determined that Appropriate Assessment is required.

#### **Policies to be considered:**

- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 10 Tourism
- Volume 1 - Chapter 13 Energy and Telecommunications

#### **Zonings to be considered**

### Three Castle Head to Mizen Head SAC 0109 - Screening Assessment

- None

Old Domestic Buildings, Dromore SAC 0353 - Screening Assessment									
<b>Description</b>	<p>This site consists of a large three storey stone building situated in Dromore Wood, outside Kenmare, Co. Kerry. Part of the cellar section was modified in 1989 to create an artificial hibernation site which was soon colonised by small numbers of Lesser Horseshoe Bats. The numbers of bats using the site has now increased to &gt;200 each winter. There is a small resident population of &lt;50 bats all year round. The site is surrounded by woodland - providing both suitable foraging habitat and shelter for bats as they commute to the summer site - currently unknown.</p> <p>This is the only artificial hibernation site in Ireland and is therefore of national importance. As &gt;200 Lesser Horseshoe Bats (<i>Rhinolophus hipposideros</i>) hibernate in this site each year it is a site of international importance.</p> <p>Ref: NPWS Natura 2000 form 2018</p>								
<b>Catchment and Sub-catchment details</b>	N/A								
<b>Water Quality</b>	N/A								
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>								
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, September 2018</p>			Objective	Qualifying Interest	Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]		
Objective	Qualifying Interest								
Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]								
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Qualifying Interest	Conservation	Global							
Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Excellent	Good							

Old Domestic Buildings, Dromore SAC 0353 - Screening Assessment	
	Ref: NPWS Designated Site Data, SPA Datasheet
Threats and Pressures	<ul style="list-style-type: none"> <li>• Forest and Plantation management &amp; use</li> </ul>
	Ref: NPWS Natura 2000 Data Form Date
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SAC	N/A
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;</li> <li>• cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 - West Cork MD;</p>	

### Old Domestic Buildings, Dromore SAC 0353 - Screening Assessment

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Old Domestic Buildings, Dromore SAC and accordingly, it is determined that no further action is required.





Kilgarvan Ice House SAC 0364					
<b>Description</b>	<p>This site includes a small stone structure called an ice house which is situated in Glannaserha Wood on the southern side of the Roughty River, Kilgarvan, Co. Kerry. This structure was formerly used for food storage but is now used by &gt;300 Lesser Horseshoe bats as a winter hibernation site. The number of bats using the hibernaculum has increased since the entrance was fitted with a grille in 1987. The surrounding woodland which is within the site, provides both suitable foraging habitat and some shelter for bats as they commute to two summer roosting sites several kilometres away on either side of the ice house. The summer roosts are a disused cottage and a disused barn each of which are used by over 170 bats.</p> <p>As more than 300 lesser horseshoe bats <i>Rhinolophus hipposideros</i> hibernate in this site and up to 366 lesser horseshoe bats have been counted in summer it is a site of international importance. Kilgarvan Ice House is probably one of the largest hibernacula for this species in Europe. The site includes year-round roosting and foraging habitat for the bats. One of the most important sites in the country for <i>Rhinolophus hipposideros</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, November 2018</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]				

Kilgarvan Ice House SAC 0364			
Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Excellent	Excellent
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities. Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.  Ref: NPWS Designated Site Data, SAC Datasheet		
Threats and Pressures	<ul style="list-style-type: none"> <li>Removal of hedges and copses or scrub</li> <li>Sylviculture, forestry</li> </ul> Ref: NPWS Natura 2000 Data Form 2018		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	N/A		
Settlements whose boundaries overlap with the SAC	N/A		
Settlements with hydrological linkage to SAC	N/A		
Rural Housing Policy Area	N/A		
Screening Assessment			
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not: <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;</li> <li>cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;</li> </ul>			

## Kilgarvan Ice House SAC 0364

### Assessment

Volumes reviewed: Volume 1;

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Kilgarvan Ice House SAC and accordingly, it is determined that no further action is required.

**Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment**

**Description**

This is the largest terrestrial site in Ireland and encompasses the mountains and lakes of the Iveragh Peninsula and the Paps range. It is the most mountainous region of Ireland, and includes the highest peak Carrauntoohil at 1039 m. The underlying rock is almost entirely Old Red Sandstone, although carboniferous limestone occurs on the east side of Lough Leane. Glacial processes have shaped the sandstone into dramatic ridges and valleys, including the well wooded Killarney valley. A wide range of semi-natural habitats are present, along with some improved land and forestry in the Caragh River catchment. Generally, the proximity of the site to the Atlantic in the south-west ensures a strong oceanic influence.

This site is of great ecological importance. It includes the most extensive oakwoods in the country, with some of the best bryophyte communities in Europe; Ireland's only sizable stand of Yew; excellent examples of blanket bog, alluvial woodland; good quality oligotrophic lakes, some of which support rare glacial relicts; unpolluted rivers with aquatic vegetation and rare invertebrates and fish; and several other annexed habitats. The site also supports 12 Annex II species of flora and fauna, six Annex I bird species and at least 33 Irish Red Data Book species. Many rare bryophytes and invertebrates are also present, several at their only known Irish locations.

Ref: NPWS Natura 2000 form 2018

A small portion of this site lies within Cork County. It comprises an upland areas around Caherbarnagh Mountain and incorporates parts of the townlands of Caherbarnagh, Coomacheo, Toorbony, Gortavehy West and Kippagh. This part of the lies partially within the catchment of the River Flesk and partially within the catchment of the Blackwater River. It also incorporates the headwaters of the Clydagh River.

Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment	
Catchment and Sub-catchment details	<p>Catchment: 18 Blackwater (Munster); 22 Laune-Maine-Dingle Bay, Sub-catchment: 18_9 Blackwater[Munster]_SC_040; 22_8 Flesk[Kerry]_SC_010</p> <p>Ref: EPA</p>
Water Quality	<p>Water quality in Awnaskirtaun_010 and Blackwater (Munster)_050 is assigned high status. Water Framework Directive risk status is Not at Risk. Water quality in Owennagloo_010 and Flesk (Kerry)_010 is assigned good status, their WFD risk status is Not at Risk. Blackwater (Munster)_060 is good status and is At Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
Qualifying Interests	<ul style="list-style-type: none"> <li>• <b>Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</b></li> <li>• <b>Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130]</b></li> <li>• <b>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</b></li> <li>• <b>Northern Atlantic wet heaths with Erica tetralix [4010]</b></li> <li>• <b>European dry heaths [4030]</b></li> <li>• <b>Alpine and Boreal heaths [4060]</b></li> <li>• <b>Juniperus communis formations on heaths or calcareous grasslands [5130]</b></li> <li>• <b>Calaminarian grasslands of the Violetalia calaminariae [6130]</b></li> <li>• <b>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</b></li> <li>• <b>Blanket bogs (* if active bog) [7130]</b></li> <li>• <b>Depressions on peat substrates of the Rhynchosporion [7150]</b></li> <li>• <b>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</b></li> <li>• <b>Taxus baccata woods of the British Isles [91J0]</b></li> <li>• <b>Geomalacus maculosus (Kerry Slug) [1024]</b></li> </ul>

**Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment**

- *Margaritifera margaritifera* (Freshwater Pearl Mussel) [1029]
- *Euphydrias aurinia* (Marsh Fritillary) [1065]
- ***Petromyzon marinus* (Sea Lamprey) [1095]**
- ***Lampetra planeri* (Brook Lamprey) [1096]**
- ***Lampetra fluviatilis* (River Lamprey) [1099]**
- ***Salmo salar* (Salmon) [1106]**
- *Rhinolophus hipposideros* (Lesser Horseshoe Bat) [1303]
- *Lutra lutra* (Otter) [1355]
- ***Trichomanes speciosum* (Killarney Fern) [1421]**
- *Najas flexilis* (Slender Naiad) [1833]
- *Alosa fallax killarnensis* (Killarney Shad) [5046]

A small portion of this site extends into County Cork. This is the eastern edge of the Magillycuddy's Reeks and associated tributaries. Qualifying interest habitats and species of the SAC that may be associated with this section of the SAC include Lamprey spp., Salmon and Oligotrophic to mesotrophic standing waters (bold above).

Ref: NPWS Designated Site Data, SAC Datasheet

**Conservation Objectives**

Objective	Qualifying Interest
Maintain favourable conservation condition	Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]
	<i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]

Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment	
Restore favourable conservation condition	Petromyzon marinus (Sea Lamprey) [1095]
	Lampetra planeri (Brook Lamprey) [1096]
	Lampetra fluviatilis (River Lamprey) [1099]
	Salmo salar (Salmon) [1106]
	Trichomanes speciosum (Killarney Fern) [1421]
	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]
	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130]
	Northern Atlantic wet heaths with Erica tetralix [4010]
	European dry heaths [4030]
	Alpine and Boreal heaths [4060]
	Blanket bogs (* if active bog) [7130]
	Depressions on peat substrates of the Rhynchosporion [7150]
	Ref: NPWS Conservation Objectives Document. Version 1, October 2017

Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment

Current Condition Interests	Conservation of Qualifying Interests	Qualifying Interest	Conservation	Global
		Oligotrophic waters containing very few minerals of sandy plains ( <i>Littorelletalia uniflorae</i> ) [3110]	Excellent	Excellent
Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]	Excellent	Excellent		
Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]	Excellent	Excellent		
Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]	Good	Good		
European dry heaths [4030]	Excellent	Excellent		
Alpine and Boreal heaths [4060]	Good	Good		
<i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130]	Good	Good		
Blanket bogs (* if active bog) [7130]	Excellent	Excellent		
Depressions on peat substrates of the <i>Rhynchosporion</i> [7150]	Good	Good		
<i>Petromyzon marinus</i> (Sea Lamprey) [1095]	Good	Good		
<i>Lampetra planeri</i> (Brook Lamprey) [1096]	Excellent	Good		
<i>Lampetra fluviatilis</i> (River Lamprey) [1099]	Good	Good		
<i>Salmo salar</i> (Salmon) [1106]	Good	Excellent		



Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment			
	Trichomanes speciosum (Killarney Fern) [1421]	Excellent	Excellent
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Fire and fire suppression</li> <li>• Grazing</li> <li>• Fertilisation</li> <li>• Dispersed habitation</li> <li>• Sylviculture, forestry</li> <li>• Peat extraction</li> <li>• Hunting</li> <li>• Invasive non-native species</li> <li>• Erosion</li> <li>• Leisure fishing</li> <li>• Walking, horseriding and non-motorised vehicles</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
<b>Strategic Planning Area</b>	North Cork Strategic Planning Area		

### Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment

Settlements whose boundaries overlap with the SAC	None
Settlements with hydrological linkage to SAC	None
Rural Housing Policy Area	Structurally Weaker Rural

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats;
- encourage development which could interfere with natural hydrological processes in the catchment;
- result in increased nutrient loadings in the catchment;
- result in a significantly increased water pollution risk in the catchment;
- result in a significantly increased pollution risk to freshwater habitats within the SAC;
- restrict the free passage of fish;
- cause disturbance to the habitats of fish including spawning grounds, juvenile fish nursery areas;
- introduce invasive non-native and vigorous native plant species to the site

### Assessment

## Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment

Volumes reviewed: Volume 1 and Volume 4 Macroom MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap the site.

### Policies Which Could Give Rise Indirect Effects on Habitats

- The plan recognises the Council's support for walking routes like the Blackwater Way. The Blackwater (Duhallow) Way runs along the northern edge of the site. Policies which encourage increased recreational and other activity in upland areas could increase human activity on sensitive habitats - (Vol 1 **Chapter 10 - Tourism TO 10-7 Long Distance Walks, TO 10-8 Walking/Cycling and Greenways**).
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunication

### Population targets to be considered

- None

### Zonings to Be Considered

## Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC 0365 - Screening Assessment

- None

Kilgarvan Ice House SAC 0364					
<b>Description</b>	<p>This site includes a small stone structure called an ice house which is situated in Glannaserha Wood on the southern side of the Roughty River, Kilgarvan, Co. Kerry. This structure was formerly used for food storage but is now used by &gt;300 Lesser Horseshoe bats as a winter hibernation site. The number of bats using the hibernaculum has increased since the entrance was fitted with a grille in 1987. The surrounding woodland which is within the site, provides both suitable foraging habitat and some shelter for bats as they commute to two summer roosting sites several kilometres away on either side of the ice house. The summer roosts are a disused cottage and a disused barn each of which are used by over 170 bats.</p> <p>As more than 300 lesser horseshoe bats <i>Rhinolophus hipposideros</i> hibernate in this site and up to 366 lesser horseshoe bats have been counted in summer it is a site of international importance. Kilgarvan Ice House is probably one of the largest hibernacula for this species in Europe. The site includes year-round roosting and foraging habitat for the bats. One of the most important sites in the country for <i>Rhinolophus hipposideros</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, November 2018</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]				

Kilgarvan Ice House SAC 0364			
Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Excellent	Excellent
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities. Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.  Ref: NPWS Designated Site Data, SAC Datasheet		
Threats and Pressures	<ul style="list-style-type: none"> <li>Removal of hedges and copses or scrub</li> <li>Sylviculture, forestry</li> </ul> Ref: NPWS Natura 2000 Data Form 2018		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	N/A		
Settlements whose boundaries overlap with the SAC	N/A		
Settlements with hydrological linkage to SAC	N/A		
Rural Housing Policy Area	N/A		
Screening Assessment			
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not: <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;</li> <li>cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;</li> </ul>			

## Kilgarvan Ice House SAC 0364

### Assessment

Volumes reviewed: Volume 1;

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Kilgarvan Ice House SAC and accordingly, it is determined that no further action is required.

Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment	
Description	<p>The site straddles a 10km stretch of coastline near Mizen Head in west Co. Cork. The underlying geology is Old Red Sandstone which has a NE - SW folding. The site comprises a range of coastal habitats, which, in addition to the listed annexed types, include a brackish lake (artificial in origin) and tidal river, rocky bedrock shoreline, low cliffs and a marine area. Heath is the dominant habitat and is varied, ranging from shallow dry soils to wet peaty soils. At Brow Head and east of Crookhaven there are the remains of formerly worked copper mines. The beach sand at Barley Cove is notably calcareous and white in colour. Grazing and tourism related recreational activities are the primary landuses within the site and in surrounding areas.</p> <p>The fixed dune habitat at this site is of moderate size and quality but is of particular note as it is one of the only examples of the habitat in County Cork. It occurs with good examples of other coastal habitats and there is an excellent transition from intertidal flats and sandy beach, through dunes and salt meadows, to brackish lagoon. The dry heath is a very fine example of maritime heath with a southern element. It is particularly notable for the concentration of rare plants, three of which receive legal protection, <i>Asplenium billotii</i>, <i>Lotus subbiflorus</i> and <i>Viola lactea</i>. The site is very important for <i>Pyrrhocorax pyrrhocorax</i>, providing both nesting sites and feeding habitat. The site supports locally important concentrations of wintering waterfowl and breeding seabirds.</p> <p>Ref: NPWS Natura 2000 form 2019</p>
Catchment and Sub-catchment details	Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_11 FourMile[Water]_SC_010; 20_3 EnterpriseCentreSkull_SC_010



Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment					
	Ref: EPA				
Water Quality	<p>Water quality of the river water bodies (Gortnagashel_010, Arduslough_010 and Oughter Callaros_010) that enter in the SAC is unassigned.</p> <p>The Water Framework Directive risk status for each river waterbody is Not at Risk. Tooreen Lake is at good status and has a WFD risk status of Not at Risk. The transitional water body, Lissagriffin Lake is unassigned, and its Water Framework Directive risk status is in review. The water quality of the coastal water body, Roaring Water Bay, is at good status and its WFD risk status is Not at Risk</p> <p>Ref: EPA WFD Status 2013-2018.</p>				
Qualifying Interests	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>• European dry heaths [4030]</li> <li>• <i>Petalophyllum ralfsii</i> (Petalwort) [1395]†</li> </ul> <p>†not included in conservation objectives</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Objective	Qualifying Interest		
Objective	Qualifying Interest				

Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment				
	Maintain favourable conservation condition	Mudflats and sandflats not covered by seawater at low tide [1140]		
		Perennial vegetation of stony banks [1220]		
		Salicornia and other annuals colonising mud and sand [1310]		
		European dry heaths [4030]		
	Restore favourable conservation condition	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]		
		Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]		
		Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]		
		Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]		
Ref: NPWS Conservation Objectives Document. Version 1, September 2014				
Current Conservation Condition of Qualifying Interests	<b>Qualifying Interest</b>		<b>Conservation</b>	<b>Global</b>
	Mudflats and sandflats not covered by seawater at low tide [1140]		Good	Significant
	Perennial vegetation of stony banks [1220]		Good	Good
	Salicornia and other annuals colonising mud and sand [1310]		Average	Significant
	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]		Good	Good
	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]		Good	Good
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]		Average	Significant

Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment			
	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Average	Good
	European dry heaths [4030]	Good	Excellent
	Petalophyllum ralfsii (Petalwort) [1395]	Good	Significant
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>			
Threats and Pressures	<ul style="list-style-type: none"> <li>• Restructuring agricultural land holding</li> <li>• Stock feeding</li> <li>• Intensive mixed animal grazing</li> <li>• Fire and fire suppression</li> <li>• Abandonment of pastoral systems, lack of grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2019</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	West Cork Strategic Planning Area		
Settlements whose boundaries overlap or adjoin the SAC	Goleen		

Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment	
Settlements with hydrological linkage to SAC	Goleen and Crookhaven
Relevant Population Targets	<ul style="list-style-type: none"> <li>• Goleen +20 residential units</li> <li>• Crookhaven +10 residential units</li> </ul>
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including dunes and/or coastal heath;</li> <li>• cause the spread of invasive alien species (Sea Buckthorn) within dune habitats;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the estuary; or</li> <li>• cause the spread of invasive alien species (Spartina) within the site.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 West Cork MD</p>	
<p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p>	

## Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment

- Development in areas adjoining the SAC could have the potential to increase pollution risk to coastal waters and habitats. Land in the settlement of Goleen adjoining the SAC forms part of the existing built up area of the settlement where there is a presumption for development. The development boundary of Barley Cove, referred to in the Plan as an ‘Other Location’, overlaps with the SAC. Any development within the Barley Cove could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC (Vol. 5 **West Cork MD**).

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site.
- Population growth is proposed for settlements within the catchment of the SAC including in the towns of Goleen and Crookhaven. Treated effluent from WWTP’s in these settlements is discharged directly to the marine waters could contribute to nutrient loading pressures within the estuary. Significantly increased nutrient inputs to the marine waters could have the potential to result in a reduction in the quality of qualifying interest habitats;
- The Mizen Head Peninsula is recognised in the plan as a nationally significant tourism asset and a key tourist attraction. Crookhaven, Goleen and Barley Cove have objectives to development tourism facilities. Policies encouraging development of tourism industry for settlements and ‘other locations’ proximal to and overlapping the SAC (Vol. 1 Chapter 10 Tourism TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation and Vol. 5 West Cork) and policies which encourage increased recreational and other activity within coastal and marine areas (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure) could in increase human activity on sensitive coastal habitats including heath.

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Barleycove to Ballyrisode SAC and accordingly, it is determined that Appropriate Assessment is required.

## Barleycove to Ballyrisode Point SAC 1040 - Screening Assessment

### **Policies to be considered**

- Volume 1 Chapter 2 - Core Strategy
- Volume 1 Chapter 3 - Settlements and Placemaking
- Volume 1 Chapter 4 - Housing
- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 7 - Marine
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunication
- Volume 1 Chapter 18 - Zoning and Land Use
- Volume 5 West Cork – Settlement policies for Goleen, Crookhaven and Barleycove.

### **Population targets to be considered**

- Goleen +20 additional residential units
- Crookhaven +10 additional residential units

### **Zonings to Be Considered**

- land identified to be in existing built up area adjacent to the SAC in Goleen.

Cleanderry Wood SAC 1043 - Screening Assessment	
Description	<p>The site is located on the southern shore of the Kenmare River Inlet in Co. Kerry. It is on a steep slope directly above the sea. Part of the site includes low cliffs and bedrock shore. Apart from woodland, the site mainly comprises a mosaic of heath, rock outcrops and acid grassland. The heath varies from wet heath to dry heath. Derryvegal Lough (Upper) and a small outlet stream is included in the site. Area is, more or less, in a natural state, with only some light grazing.</p> <p>Although relatively small, this is a very fine example of a western oakwood in an extreme coastal location. It is well developed as regards structure and is functioning normally (regeneration observed). There are no alien species. The occurrence of <i>Dryopteris aemula</i> is of note as it is listed as Vulnerable in Europe. The location and steep aspect would suggest that this wood is under no direct threat from development. Similar areas of intact woodland of this quality are relatively scarce. The site is also of importance as it supports a recently discovered population of <i>Trichomanes speciosum</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Qualifying Interests	<ul style="list-style-type: none"> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91AO]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>

## Cleanderry Wood SAC 1043 - Screening Assessment

### Conservation Objectives

Objective	Qualifying Interest
Maintain or restore favourable conservation condition	Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]
	Trichomanes speciosum (Killarney Fern) [1421]

Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020

### Current Conservation Condition of Qualifying Interests

Qualifying Interest	Conservation	Global
Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]	Excellent	Good
Trichomanes speciosum (Killarney Fern) [1421]	Good	Good

Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.

Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.

Ref: NPWS Designated Site Data, SAC Datasheet

### Threats and Pressures

- Burning down
- Invasive non-native species
- Non intensive sheep grazing

Ref: NPWS Natura 2000 Data Form 2018

### Relationship to draft County Development Plan Settlements, Zonings and Policy Areas



Cleanderry Wood SAC 1043 - Screening Assessment	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap with the SAC	None
Settlements with hydrological linkage to SAC	None
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>result in direct loss or reduced distribution of Killarney Fern with the SAC;</li> <li>introduce invasive non-native and vigorous native plant species to the site.</li> </ul> <p><b>Assessment:</b></p> <p>Volumes reviewed Volume 1 and Volume 5 - West Cork</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site;</li> </ul>	

## Cleanderry Wood SAC 1043 - Screening Assessment

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- The Beara Peninsula forms part of the Wild Atlantic Way and the draft plan acknowledges the peninsula as an amenity for walking and cycling. The Wild Atlantic Way route passes through the SAC as does the Beara Way Cycle Route
  - Policies which encourage development for recreational and other activities near woodland habitats could, without mitigation, result in increased pressure on habitats (Vol. 1 **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-8 Walking/Cycling and Greenways)

### Policies which could cause disturbance to qualifying interest species

- Policies which encourage development for recreational and other activities near woodland habitats could result in and lead to disturbance of species for which this SAC has been designated

### Policies which could cause a reduction in qualifying interest species richness/diversity

- None identified

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Cleanderry Wood SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 Chapter 5 – Rural

## Cleanderry Wood SAC 1043 - Screening Assessment

- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunication

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

- None

Great Island Channel SAC 1058	
<b>Description</b>	<p>This site comprises the north-eastern part of Cork Harbour. It includes all of the Great Island Channel, the intertidal areas between Fota Island and Little Island, and also the estuary of the Dungourney and Owennacurra Rivers as far as Midleton. The North Channel is on average 1 km wide but extends for about 9 km from east to west. The area is well sheltered and the intertidal sediments are predominantly fine muds. In addition to the estuarine habitats, the site includes some wet grassland areas which are used by roosting birds, as well as some broad-leaved woodland at Fota Island. Compared to the rest of Cork Harbour, the Great Island Channel is relatively undisturbed, with aquaculture the main activity.</p> <p>The site is of ecological importance for its examples of intertidal mud and sand flats and Atlantic salt meadows of the estuarine type. Both habitats are fairly extensive in area and of moderate to good quality. Site has high ornithological importance, supporting regularly c.50% of the wintering waterfowl of Cork Harbour. Significant proportions of the internationally important populations of <i>Limosa limosa</i> and <i>Tringa totanus</i> which winter in Cork Harbour utilise the site and it supports nationally important populations of a further 12 species, including <i>Pluvialis apricaria</i> and <i>Limosa lapponica</i>, both listed on Annex I of the EU Birds Directive.</p> <p>Ref: NPWS Natura 2000 form 2019</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 19 Lee, Cork Harbour and Youghal Bay, Sub-catchment: 19_2 Tibbotstown_SC_010; 19_ Farrannamanagh_SC_010; 19_13 Owennacurra_SC_010</p> <p>Ref: EPA</p>

Great Island Channel SAC 1058									
<b>Water Quality</b>	<p>Water quality in Tibbotstown_010 and Knocknamadderee_010 is unassigned and the Water Framework Directive risk status is Review, for both. Water quality in Owennacurra_040 is Moderate and its WFD risk status is At Risk. Water quality in Dungourney_020 is poor and WFD risk status is At Risk. Water Quality in Lough Mahon, North Channel Great Island and Owenacurra Estuary is Moderate and the WFD risk status for each transitional water body is At Risk. The transitional water body of Slatty Bridge, Fota Island is unassigned and its WFD risk status is Review.</p> <p>Ref: EPA WFD Status 2013-2018.</p>								
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>								
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Mudflats and sandflats not covered by seawater at low tide [1140]</td> </tr> <tr> <td>Restore favourable conservation condition</td> <td>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, June 2014</p>			Objective	Qualifying Interest	Maintain favourable conservation condition	Mudflats and sandflats not covered by seawater at low tide [1140]	Restore favourable conservation condition	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]
Objective	Qualifying Interest								
Maintain favourable conservation condition	Mudflats and sandflats not covered by seawater at low tide [1140]								
Restore favourable conservation condition	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]								
<b>Current Conservation Condition of Qualifying Interests</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> <th style="background-color: #00838f; color: white;">Conservation</th> <th style="background-color: #00838f; color: white;">Global</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Qualifying Interest	Conservation	Global			
Qualifying Interest	Conservation	Global							

Great Island Channel SAC 1058			
	Mudflats and sandflats not covered by seawater at low tide [1140]	Good	Good
	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> ) [1330]	Good	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fertilisation</li> <li>• Marine and Freshwater Aquaculture</li> <li>• Reclamation of land from sea, estuary or marsh</li> <li>• Roads, motorways</li> <li>• Urbanised areas, human habitation</li> <li>• Invasive non-native species</li> <li>• Grazing</li> <li>• Eutrophication (natural)</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2019</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	County Metropolitan Cork Strategic Planning Area		
Settlements whose boundaries overlap or adjoin the SAC	<p><b>Midleton:</b> Parts of the SAC lies within the settlement boundary of Midelton. This includes the estuary and small areas of terrestrial habitat adjoining the estuary. There is an area of land within the settlement adjoining the SAC which zoned for residential development (Ballinacurra)</p>		

Great Island Channel SAC 1058	
	<p>and Ballyannon Wood which also adjoins the SAC is zoned as Open Space. Other land within the settlement boundary adjoining the SAC is part of the existing built up area.</p> <p><b>Carrigtwohill:</b> No SAC land lies within the development boundary of Carrigtwohill. Land within the settlement boundary and adjoining the SAC is zoned for industrial uses, business uses and forms part of the existing built up area of the town.</p> <p><b>Glounthaune:</b> No SAC land lies within the settlement boundary of Glounthaune. Land within the settlement boundary and adjoining the SAC is the existing built up area of the town.</p> <p><b>Little Island:</b> One small area of land within the SAC lies within the development boundary of Little Island. This area of land is zoned as open space. Other areas of land within the settlement boundary adjoining the SAC are zoned as open space or form part of the existing built up area.</p> <p><b>Marino Point:</b> The Marino Point Special Policy Area on the Great Island adjoins the SAC. This area is designated for Port related uses and development.</p>
Settlements with hydrological linkage to SAC	<p>East Cork MD: Midleton, Dungourney, Ballincurring,</p> <p>Cobh MD: Carrigtwohill, Little Island, Glounthaune and Knockraha.</p>
Relevant Population Targets (Settlements) to 2028	<ul style="list-style-type: none"> <li>• Midleton: 21,108 people (+8,612 people, +3,355 new residential units)</li> <li>• Carrigtwohill: 13, 486 people (+8,406 people, +3,445 new residential units)</li> <li>• Little Island: 2,515 people (+1,054, +500 new residential units)</li> </ul>

Great Island Channel SAC 1058	
	<ul style="list-style-type: none"> <li>• Glounthaune: 2,472 people (+1,032 people, +420 new residential units)</li> <li>• Dungourney: +10 new residential units</li> <li>• Ballincurrig: +10 new residential units</li> <li>• Knockraha: +10 new residential units</li> </ul>
Rural Housing Policy Area	Metropolitan Green Belt
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the estuary;</li> <li>• encourage or direct development within the SAC; or</li> <li>• cause the spread of invasive alien species (Spartina) within the site.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volumes 1 and Volume 4 – East Cork MD &amp; Cobh MD and Carrigaline MD.</p>	
<p><b>Policies which could give rise to direct effects on habitats</b></p> <ul style="list-style-type: none"> <li>• No land within the SAC is zoned for development. Where the SAC boundary overlaps with settlement boundaries, these lands primarily comprise estuarine habitat (Midleton) or are zoned as open space (Carrigrennan);</li> </ul>	



## Great Island Channel SAC 1058

### Policies which could give rise indirect effects on habitats

- Significant population growth is proposed for settlements within the catchment of the Great Island Channel. Lands zoned for residential development adjoins the SAC in Ballinacurra (Midleton). Development in this area could increase potential for pollution risk to the estuary;
- There is a presumption for development in other areas within settlements which are identified as part of the existing built up area. Land identified as part of the existing built up area adjoins the SAC in the settlements of Midleton, Carrigtwohill, Glounthaune and Little Island, while the Special Policy Area at Marino Point also adjoins the SAC. Development in these areas could increase potential for pollution risk to the estuary;
- Areas of land proximal to the SAC are zoned for industrial development at Little Island. There are also areas of land zoned for business and for industrial development which adjoins the SAC at Carrigtwohill. Development in these areas could increase potential for pollution risk to the estuary;
- Settlements within the catchment of the SAC have a hydrological linkage to the SAC and treated effluent from WWTP's in these settlements is discharged to rivers which ultimately discharge to Cork Harbour and could contribute to nutrient loading pressures within the estuary. Treated effluent from the settlements of Carrigtwohill and Midleton discharges directly into the SAC or in close proximity to it. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of estuarine habitats.
- Policies supporting the development of new roads or widening of roads within the harbour area could have the potential to impact negatively on the SAC. These include N25 – Dunkettle Interchange, Carrigtwohill - Midleton, N25-Cobh, Upgrade to R630 (Midleton to Whitegate), the proposed upgrade to the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status (Vol 1. **Chapter 12 Transport** - TM 16-1 National, Regional and Local Road Network).
- Policies supporting the development of the cycleways and greenways within the harbour area have the potential to impact negatively on habitats which are qualifying interests of the SAC (Vol. 1 **Chapter 10** - Tourism TO 10-8 Walking/Cycling and Greenways, Vol 4 **Cobh MD**)
- Policies supporting the intensification of industrial in the harbour area have the potential to increase water pollution related risks (Vol 1 **Chapter 8 Economic Development** - Cork Harbour, Strategic Employment Locations (Carrigtwohill, Little Island);
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.

## Great Island Channel SAC 1058

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Great Island Channel SAC and accordingly, it is determined that

Appropriate Assessment is required.

#### Policies to be considered

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 8 - Economic Development
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 12 - Transport and Mobility
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 4 – East Cork MD
- Vol 4 – Cobh MD

#### Population target to be considered

- Midleton: 21,108 people (+8,612 people, +3,355 new residential units)
- Carrigwohill: 13,486 people (+8,406 people, +3,445 new residential units)
- Little Island: 2,515 people (+1,054, +500 new residential units)
- Glounthaune: 2,472 people (+1,032 people, +420 new residential units)

## Great Island Channel SAC 1058

- Dungourney: +10 new residential units
- Ballincurragh: +10 new residential units
- Knockraha: +10 new residential units

### Zonings to Be Considered

- land zoned for residential development adjacent to the SAC (Ballinacurra, Midleton);
- land zoned for industrial or business development adjacent to the SAC (Little Island and Carrigtwohill);
- land identified to be existing built up area adjacent to the SAC in the settlements of Midleton, Carrigtwohill, Glounthaune, Little Island and the Special Policy Area – Marino Point.

Kilkeran Lake and Castlefreke Dunes SAC 1061 - Screening Assessment	
<b>Description</b>	<p>This site comprises a sand dune system, a natural lagoon and extensive areas of wetland habitats. Kilkeran Lake is a shallow (&lt;3 m) lagoon with a 400 m outlet to the sea. The outlet is blocked for most of the year by a sand/shingle barrier, which is breached occasionally, both naturally and deliberately. An inflowing stream to the lagoon is surrounded by marsh and swamp vegetation. Lough Rahavarrig occurs at the western end of the site and is totally overgrown by swamp vegetation. The sand dune section of the site comprises a complex of dune habitat types. A sandy beach, with a shingle element, extends along the seaward side of the site. The surrounding landuse is mainly intensive agriculture which has contributed to the eutrophication of the lagoon.</p> <p>This relatively small site has a fine diversity of coastal and wetland habitats. The main importance is Kilkeran Lake, which is the best example of a sedimentary (percolation) lagoon in south-west Ireland. The lagoon suffers from eutrophication but nevertheless supports an interesting fauna and flora, with a large proportion of lagoonal specialists and several rare invertebrate species (<i>Allomelita pellucida</i>, <i>Hydrometra gracilentia</i>, <i>Notonecta viridis</i>, <i>Helophorus fulgidicollis</i>). The sand-shingle barrier is of geomorphological value. The dune system is of importance as it is one of the few in the south-west region. Shifting white dunes are well represented, with small areas of fixed dunes and embryonic dunes. Management will increase the quality of the dunes in the long-term.</p> <p>Ref: NPWS Natura 2000 form 2019</p>
<b>Catchment and Sub-catchment details</b>	Catchment: 20 Bandon-Ilen, Sub-catchment: 20_11 Clonakilty[Stream]_SC_010 Ref: EPA

Kilkeran Lake and Castlefreke Dunes SAC 1061 - Screening Assessment									
<b>Water Quality</b>	<p>The water quality status in Kilkeran Lake is assigned as bad and its Water Framework Directive risk status is Review. Water quality in Hayes' Cross Roads_010 (river water body) is unassigned, its WFD risk status is Review. Water quality in Rosscarbery Bay is unassigned and is At Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>								
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Coastal lagoons [1150]</li> <li>• Embryonic shifting dunes [2110]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>								
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Maintain favourable conservation condition</td> <td>Embryonic shifting dunes [2110]</td> </tr> <tr> <td>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</td> </tr> <tr> <td rowspan="2">Restore favourable conservation condition</td> <td>Coastal lagoons [1150]</td> </tr> <tr> <td>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, December 2016</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Embryonic shifting dunes [2110]	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]	Restore favourable conservation condition	Coastal lagoons [1150]	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]
Objective	Qualifying Interest								
Maintain favourable conservation condition	Embryonic shifting dunes [2110]								
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]								
Restore favourable conservation condition	Coastal lagoons [1150]								
	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]								

Kilkeran Lake and Castlefreke Dunes SAC 1061 - Screening Assessment			
Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Coastal lagoons [1150]	Good	Good
	Embryonic shifting dunes [2110]	Good	Significant
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]	Good	Good
	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Good	Significant
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>			
Threats and Pressures	<ul style="list-style-type: none"> <li>• Diffuse pollution to surface waters due to agricultural and forestry activities</li> <li>• Off-road motorised driving</li> <li>• Paths, tracks, cycling tracks</li> <li>• Disposal of household / recreational facility waste</li> <li>• Sand and gravel extraction</li> <li>• Problematic native species</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2019</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	West Cork Strategic Planning Area		

Kilkeran Lake and Castlefreke Dunes SAC 1061 - Screening Assessment	
Settlements whose boundaries overlap or adjoin the SAC	
Settlements with hydrological linkage to SAC	Owenahinchy
Rural Housing Policy Area	Tourism and Rural Diversification
Relevant Population Targets	Owenahinchy
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including dunes and/or coastal heath;</li> <li>• cause the spread of invasive alien species (Sea Buckthorn) within dune habitats;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the site</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 Bandon-Kinsale MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p>	

## Kilkeran Lake and Castlefreke Dunes SAC 1061 - Screening Assessment

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- Owenahinchy is situated close to the north-west of the site. Objectives for the location include the provision of permanent residential housing (Vol. 5 **West Cork MD** Owenahinchy - Special Policy X-01) and the development of tourism (Vol. 5 **West Cork MD** Owenahinchy - Special Policy X-01, X-03 and X-04):
  - Significantly increased nutrient inputs to the marine waters could have the potential to result in a reduction in the quality of qualifying interest habitats
  - Policies which attract and encourage increased recreational and other activities in coastal areas could result in increased pressure on habitats for which this SAC has been designated Vol 1 **Chapter 7** Marine - Marine Leisure, Coastal Amenities; **Chapter 10** - Tourism TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Lough Hyne SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Vol 1 - Chapter 2 Core Strategy
- Vol 1 - Chapter 3 Settlements and Placemaking
- Vol 1 - Chapter 4 Housing
- Vol 1 - Chapter 5 Rural
- Vol 1 - Chapter 7 Marine, Coastal and Islands
- Vol 1 - Chapter 10 Tourism



## Kilkeran Lake and Castlefreke Dunes SAC 1061 - Screening Assessment

- Vol 1 - Chapter 13 Energy and Telecommunications
- Vol 5 - West Cork MD – Settlement policies for Owenahinchy

### **Population targets to be considered**

- Owenahinchy

### **Zonings to Be Considered**

- Special Policy Area Owenahinchy

Myross Wood SAC 1070 - Screening Assessment					
<b>Description</b>	<p>Remnant areas of native broad-leaved woodland occur on cliffs and on steep, rocky slopes near the head of a narrow sea inlet, Glandore Harbour. An important population of <i>Trichomanes speciosum</i> (over 90 fronds and an abundance of gametophytes recorded in 1992) occurs in small waterfalls and on earth banks by a stream.</p> <p>The importance of this site lies in the large population of <i>Trichomanes speciosum</i>, probably one of the largest in the country, that it supports.</p> <p>Ref: NPWS Natura 2000 form 2019</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain or restore favourable conservation condition</td> <td><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020</p>	Objective	Qualifying Interest	Maintain or restore favourable conservation condition	<i>Trichomanes speciosum</i> (Killarney Fern) [1421]
Objective	Qualifying Interest				
Maintain or restore favourable conservation condition	<i>Trichomanes speciosum</i> (Killarney Fern) [1421]				

Myross Wood SAC 1070 - Screening Assessment									
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	Qualifying Interest	Conservation	Global						
	Trichomanes speciosum (Killarney Fern) [1421]	Excellent	Excellent						
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>									
Threats and Pressures	<ul style="list-style-type: none"> <li>Invasive non-native species</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2019</p>								
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	West Cork Strategic Planning Area								
Settlements whose boundaries overlap or adjoin the SAC	None								
Settlements with hydrological linkage to SAC	None								

## Myross Wood SAC 1070 - Screening Assessment

Rural Housing Policy  
Area

Tourism and Rural Diversification

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;

#### Assessment:

Volumes reviewed Volume 1 and Volume 5 - West Cork

#### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site

#### Policies Which Could Give Rise Indirect Effects on Habitats

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Myross Wood SAC and accordingly, it is determined that Appropriate Assessment is required.

#### Policies to be considered

## Myross Wood SAC 1070 - Screening Assessment

- Volume 1 - Chapter 13 Energy and Telecommunications

### Population targets to be considered

- None

### Zonings to Be Considered

- None

Courtmacsherry Estuary SAC 1230 - Screening Assessment	
<b>Description</b>	<p>An estuary at the mouth of a valley which opens into the Celtic sea. The estuary is ria-like with a salt water influence which extends far inland.</p> <p>The site includes large areas of sand and mudflats as well as small sand dune systems and shingle ridges at the mouth of small streams.</p> <p>Interesting salt and freshwater marshes flank the river banks of the main river.</p> <p>An attractive area of coastal scenery and interesting landforms (sunken river valley or ria). The transition from salt marsh to freshwater marsh is well developed and a small sandspit and associated salt marsh also occur. Several rare plants have been recorded in the past. The estuarine mud and sand flats support duck and wader winter populations.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	Catchment: 20 Bandon_Ilen, Sub-catchment: 20_1 EastCruary_SC_010; 20_12 Argideen_SC_010; 20_4 Kilbrittain_SC_010 Ref: EPA
<b>Water Quality</b>	<p>Water quality in all, bar one (Glashagloragh (Cork)_010 – high status), of the river water bodies in the Argideen sub-catchment (Argideen_010, Argideen_020, Argideen_030, Argideen_040, Owenkeagh_010, Owenkeagh_020 is assigned good status and the Water Framework Directive risk status is Not at Risk. Water quality in East Cruary_010 and Barreragh_010 is unassigned and have a WFT risk status of Review. Kilbrittain_010 is at good status and has a WFD risk status of Not at Risk. Kilbrittain_020 is at good status and has a WFD risk status of Review. Flaxfort Strand_010 is unassigned and Not at Risk.</p>

Courtmacsherry Estuary SAC 1230 - Screening Assessment	
	Water quality in the Argideen Estuary is poor and has a WFD risk status of At Risk. Courtmacsherry Bay is at good status and has a WFD risk status of Review. Ref: EPA WFD Status 2013-2018.
Qualifying Interests	<ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Annual vegetation of drift lines [1210]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Embryonic shifting dunes [2110]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>
Conservation Objectives	<p><b>Maintain favourable conservation condition:</b> Estuaries [1130]; Mudflats and sandflats not covered by seawater at low tide [1140]; Annual vegetation of drift lines [1210]; Perennial vegetation of stony banks [1220]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Embryonic shifting dunes [2110]; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p><b>Restore favourable conservation condition:</b> Salicornia and other annuals colonising mud and sand [1310]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]. Ref: NPWS Conservation Objectives Document. Version 1, 2014</p>

Courtmacsherry Estuary SAC 1230 - Screening Assessment			
Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Estuaries [1130]	Good	Good
	Mudflats and sandflats not covered by seawater at low tide [1140]	Good	Good
	Annual vegetation of drift lines [1210]	Good	Good
	Perennial vegetation of stony banks [1220]	Good	Significant
	Salicornia and other annuals colonising mud and sand [1310]	Good	Good
	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]	Good	Good
	Perennial vegetation of stony banks [1220]	Good	Good
	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]	Good	Good
	Embryonic shifting dunes [2110]	Good	Good
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]	Good	Good
	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Average	Significant
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>			
Threats and Pressures	<ul style="list-style-type: none"> <li>• Estuarine and coastal dredging</li> <li>• Bait digging / collection</li> </ul>		



Courtmacsherry Estuary SAC 1230 - Screening Assessment	
	<ul style="list-style-type: none"> <li>• Fertilisation</li> <li>• Removal of beach materials</li> <li>• Disposal of household / recreational facility waste</li> <li>• Other discharges</li> <li>• Agriculture activities not referred to [in List of pressures and threats]</li> <li>• Other outdoor sports and leisure activities</li> <li>• Nautical sports</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	<p>West Cork Strategic Planning Area</p> <p>Greater Cork Ring Strategic Planning Area</p>
Settlements whose boundaries overlap or adjoin the SAC	<p>The settlement boundary of Courtmacsherry overlaps with the SAC boundary. Lands within the settlement boundary comprise estuarine habitats primarily. Lands adjoining the SAC within the settlement comprise primarily the existing built up area.</p> <p>The village of Timoleague lies adjacent to the SAC. Lands adjoining the SAC within the settlement comprise the existing built up area.</p>
Settlements with hydrological linkage to SAC	Courtmacsherry, Timoleague, Kilbrittain and Ballinascarthy
Relevant Population Targets (Settlements) to 2028	<p>Courtmacsherry 775 (+185 people, 85 new residential units)</p> <p>Timoleague 470 (+89 people, 45 new residential units)</p>

Courtmacsherry Estuary SAC 1230 - Screening Assessment	
	<p>Kilbrittain +20 residential units</p> <p>Ballinascarthy +10 residential units</p> <p>Shannonvale +15 residential units</p>
Rural Housing Policy Area	<p>Tourism and Rural Diversification</p> <p>Rural Area Under Strong Urban Influence</p>
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, and their associated targets, the key requirement is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including dunes and/or coastal heath;</li> <li>• cause the spread of invasive alien species (Sea Buckthorn) within dune habitats;</li> <li>• hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;</li> <li>• result in increased nutrient loading to the estuary; or</li> <li>• cause the spread of invasive alien species (Spartina) within the site.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volumes 1 and Volume 5 – Bandon Kinsale MD and West Cork MD</p>	

## Courtmacsherry Estuary SAC 1230 - Screening Assessment

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development. Where the SAC boundary overlaps with settlement boundaries, these lands are estuarine in nature (Courtmacsherry). Lands bounding the SAC in both settlements forms part of the existing built up area. There is a presumption for development in other areas within settlements which are identified as part of the Existing Built up Area in the settlements of Courtmacsherry and Timoleague and which adjoin the SAC. Development in these areas could increase potential for pollution risk to the estuary (Vol. 5 **Kinsale-Bandon MD**).

### Policies Which Could Give Rise to Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site;
- Population growth is proposed for settlements within the catchment of Courtmacsherry Estuary including Courtmacsherry, Timoleague, Kilbrittain, Shannonvale and Ballinascarthy. Increased population in these settlements could result in increased nutrient loadings in the estuary associated with discharges from wastewater treatment plants in these settlements. Increased nutrient loadings in the estuary could have the potential to cause a reduction in quality of estuarine habitats (Vol. 5 **Kinsale-Bandon MD** and **West Cork MD**).
- Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased erosional pressures on sand dune habitats (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure; Vol. 5 **West Cork MD**);
  - Objectives for Timoleague and Courtmacsherry include the development of a loop walk connecting the two settlement;
  - Timoleague and Courtmacsherry are both on the route for the Wild Atlantic Way;
  - The plan recognises that Courtmacsherry is served by a number of water-based clubs

## Screening Determination

## Courtmacherry Estuary SAC 1230 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Courtmacherry Estuary SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 Bandon Kinsale MD – Settlement policies for Timoleague, Courtmacherry, Kilbrittain

### **Population targets to be considered**

- Courtmacherry 775 (+185 people, 85 new residential units)
- Timoleague 470 (+89 people, 45 new residential units)
- Kilbrittain +20 residential units
- Ballinascarthy +10 residential units
- Shannonvale +15 residential units

### **Zonings to Be Considered**

- land identified to be in existing built up area adjacent to the SAC in the settlements of Timoleague and Courtmacherry.



Cloonee and Inchiquin Loughs, Uragh Wood SAC 001342 - Screening Assessment	
<b>Description</b>	<p>Situated on the north-western slopes of the Caha Mountains and overlooking the Kenmare River inlet, the site comprises a series of linked oligotrophic lakes. Inflowing and connecting rivers and streams are often fast-flowing and some waterfalls are present. The lakes have some marginal fen and swamp vegetation. Uragh Wood is situated on the steep mountain slope on the south-western shore of Inchiquin Lough. Some of the islands on the lakes are wooded. The remainder of the site is a complex of wet grassland, heath and some blanket bog. Exposed rock and cliff is a feature of the site. Landuse in the area is mainly grazing by sheep. Commercial afforestation occurs in surrounding areas. Some commercial afforestation is also included since it is used by lesser horseshoe bats for foraging and as a commuting corridor.</p> <p>An excellent and important example of a hyper-oceanic semi-natural acidophilous Oak woodland. The woods have a rare lichen <i>Leptogium juressianum</i>, plus significant myxomycete, bryophyte and invertebrate communities, including <i>Geomalacus maculosus</i>. The site also has a system of good quality oligotrophic lakes. The lakes have <i>Najas flexilis</i> and <i>Salvelinus alpinus</i>. <i>Falco peregrinus</i> breeds within site. A disused cottage provides stable and undisturbed summer roosting conditions for an internationally important population (100+) of <i>Rhinolophus hipposideros</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_14 Dromoghty_SC_010</p> <p>Ref: EPA</p>
<b>Water Quality</b>	<p>Water quality status in Cloonee (Kerry)_O10 is good and its Water Framework Directive risk status is Not at Risk. Cloonee (Kerry)_O20 is at moderate status and is At Risk of failing to meet its WFD objectives.</p> <p>Inchiquin Lough is at good status. Cummenadillure Lake, Napeasta Lake, Cloonee Upper, Cloonee Middle and Cloonee Lower each have unassigned water quality status. The WFD risk status of each lake in the SAC is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</li> <li>• <i>Geomalacus maculosus</i> (Kerry Slug) [1024]</li> </ul>

Cloonee and Inchiquin Loughs, Uragh Wood SAC 001342 - Screening Assessment																										
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Cloonee and Inchiquin Loughs, Uragh Wood SAC 001342 - Screening Assessment			
	Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]	Excellent	Excellent
	Geomalacus maculosus (Kerry Slug) [1024]	Excellent	Excellent
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Good	Good
	Trichomanes speciosum (Killarney Fern) [1421]	Good	Significant
	Najas flexilis (Slender Naiad) [1833]	Good	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Burning down</li> <li>• Disposal of household / recreational facility waste</li> <li>• Grazing in forests/ woodland</li> <li>• Leisure fishing</li> <li>• Non intensive sheep grazing</li> <li>• Invasive non-native species</li> <li>• Fertilisation</li> <li>• Forestry clearance</li> <li>• Damage by herbivores (including game species)</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	N/A		



Cloonee and Inchiquin Loughs, Uragh Wood SAC 001342 - Screening Assessment	
Settlements whose boundaries overlap with the SAC	N/A
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats;</li> <li>• encourage development which could interfere with natural hydrological processes in the catchment;</li> <li>• result in increased nutrient loadings in the catchment;</li> <li>• result in a significantly increased water pollution risk in the catchment;</li> <li>• restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites; or</li> <li>• cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1;</p>	
<p><b>Policies which could give rise to direct effects on habitats</b></p> <ul style="list-style-type: none"> <li>• There are no County Cork settlements in close proximity to the SAC</li> </ul>	
<p><b>Policies which could give rise indirect effects on habitats</b></p> <ul style="list-style-type: none"> <li>• There are no policies in the Plan that would have an impact on the SAC</li> </ul>	

## Cloonee and Inchiquin Loughs, Uragh Wood SAC 001342 - Screening Assessment

### Screening Determination

It is considered that there is no potential for the impact on the Cloonee and Inchiquin Loughs, Uragh Wood SAC and accordingly, it is determined that no further action is required.

Castletownshend SAC 1547 - Screening Assessment					
Description	<p>A small site situated on the western side of a narrow sea inlet and underlain by old red sandstone. Most of the site comprises <i>Quercus petraea</i> woodland, with several native and non-native broadleaf tree species scattered throughout. A stream bisects the site from east to west and flows through a rocky ravine on the higher, western side of the site. A large population of <i>Trichomanes speciosum</i> occurs in this ravine, growing on and under fallen branches and trees, on sheltered rock and under leaves of <i>Luzula sylvatica</i>.</p> <p>The site holds what is probably the largest population of <i>Trichomanes speciosum</i> in Ireland, with over 500 fronds being recorded here in 1993. As well as being very numerous these fronds are very luxuriant and often unusually large.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
Catchment and Sub-catchment details	N/A				
Water Quality	N/A				
Qualifying Interests	<ul style="list-style-type: none"> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
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Castletownshend SAC 1547 - Screening Assessment									
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Threats and Pressures	<ul style="list-style-type: none"> <li>Invasive non-native species</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>								
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	West Cork Strategic Planning Area								
Settlements whose boundaries overlap or adjoin the SAC	None								
Settlements with hydrological linkage to SAC	None								
Rural Housing Policy Area	Tourism and Rural Diversification								

## Castletownshend SAC 1547 - Screening Assessment

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- result in direct loss or reduced distribution of Killarney Fern with the SAC;
- introduce invasive non-native and vigorous native plant species to the site.

#### **Assessment:**

Volumes reviewed Volume 1 and Volume 5 - West Cork

#### **Policies Which Could Give Rise to Direct Effects on Habitats**

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site;
- No policy in the draft plan directs development or human activity into this SAC.

#### **Policies Which Could Give Rise Indirect Effects on Habitats**

- No policies identified.

### Screening Determination

It is considered that there is no potential for impact on the Castletownshend SAC and, accordingly, it is determined that no further action is required.

Derryclogher (Knockboy) Bog SAC 1873 - Screening Assessment					
<b>Description</b>	<p>Situated on the south-eastern slopes of Knockboy Mountain (707m) this site contains the headwaters of the Cummerdarrig River and the Derryduff Stream which flow east and south to the head of Bantry Bay. The site is an undulating complex of blanket bogs, heath, upland grassland and rock outcrops. Small loughs and numerous streams are a feature. Most of the bogs are small (1-3 ha) but they occur with a regularity on a series of gently sloping shelves across the mountain side. Lagopus lagopus occurs on site. Sheep grazing occurs but at a low density - otherwise there are no landuse activities.</p> <p>A fine example of a mountain blanket bog which occurs in association with other upland habitats. The site is apparently intact and is largely untouched by anthropogenic influences.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
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Restore favourable conservation condition	Blanket bogs (* if active bog) [7130]				

Derryclogher (Knockboy) Bog SAC 1873 - Screening Assessment									
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Threats and Pressures	<ul style="list-style-type: none"> <li>• Burning down</li> <li>• Small hydropower projects, weirs</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Non intensive sheep grazing</li> <li>• Paths, tracks, cycling tracks</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>								
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	West Cork Strategic Planning Area								
Settlements whose boundaries overlap with the SAC	None								

Derryclogher (Knockboy) Bog SAC 1873 - Screening Assessment	
Settlements with hydrological linkage to SAC	None
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• Reduce the habitat extent, distribution, structure or function of blanket bogs;</li> <li>• Direct development into the SAC.</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed Volume 1 and Volume 5 - West Cork MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>• No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site</li> </ul> <p><b>Policies Which Could Give Rise Indirect Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>• Inappropriately sited renewable energy projects could have the potential to negatively impact this site. However, this site is located within an area where wind energy is normally discouraged.</li> </ul>	
Screening Determination	



## Derryclogher (Knockboy) Bog SAC 1873 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Derry Clogher (Knockboy) SAC and accordingly, it is determined that Appropriate Assessment is not required.

### **Policies to be considered**

- None

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

- None

Glanmore Bog SAC 1879	
<b>Description</b>	<p>This large upland site, situated on the Beara Peninsula, is underlain by Old Red Sandstone. It rises in altitude from 0 to 602 m and consists mainly of heath, upland grassland and exposed rock, with a small area of blanket bog. A large lake, Glenbeg Lough, is a feature of the site and this lake is surrounded by steep scree and rocky slopes. The site is drained by two main rivers. The Ownagappul River flows from Glenbeg Lough to the sea at Cappul Bridge, and all of this river is included in the site. Headwater streams of the Glanmore River occur in the eastern part of the site. Grazing by sheep is the main land use within the site.</p> <p>Site is of importance for the occurrence of several annexed habitats and plant and animal species. Good examples of oligotrophic lakes and floating vegetation of rivers occur and both of these habitats are of good quality. Wet heath is well represented though quality is variable due to overgrazing. The blanket bog is small in extent and also overgrazed though is of some significance as it includes an example of a hanging valley bog. The Annex 11 plant <i>Trichomanes speciosum</i> occurs, along with a host of rare bryophytes and lichens. A population of <i>Margaritifera margaritifera</i> occurs in the Ownagappul River. The site has breeding <i>Pyrrhocorax pyrrhocorax</i>.</p> <p>Ref: NPWS Natura 2000 form 2019</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_16 Ownagappul_SC_010; 21_15 Owenshagh_SC_010; 21_9 FANAHY_SC_010</p> <p>Ref: EPA</p>

Glanmore Bog SAC 1879							
<b>Water Quality</b>	<p>Water quality in Ownagappul_010 and Lough Fadda Stream_010 is assigned good status. Water Framework Directive risk status in both river waterbodies is At Risk. Water quality in Croanshagh_010 is assigned high status and its WFD risk status is Not at Risk. Water quality in Glenbeg Lake is good status and its WFD risk status is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>						
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>						
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Glanmore Bog SAC 1879																											
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Glanmore Bog SAC 1879	
	<p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>
Threats and Pressures	<ul style="list-style-type: none"> <li>• Leisure fishing</li> <li>• Invasive non-native species</li> <li>• Hand cutting of peat</li> <li>• Non intensive cattle grazing</li> <li>• Surface water abstractions for public water supply</li> <li>• Burning down</li> <li>• Diffuse pollution to surface waters due to household sewage and waste waters</li> <li>• Water abstractions from groundwater</li> <li>• Diffuse pollution to surface waters due to agricultural and forestry activities</li> <li>• Forest planting on open ground</li> <li>• Non intensive sheep grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2019</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap or adjoin the SAC	The boundary of the SAC overlaps with the boundary of Ardroom.

Glanmore Bog SAC 1879	
<b>Settlements with hydrological linkage to SAC</b>	<p>Ardgroom. Treated wastewater from the public WWTP in Ardgroom is discharged to the Owenagappul River within the SAC.</p> <p>Eyeries. Drinking water supply for Eyeries is sourced from Glenbeg Lough which is located within this SAC.</p> <p>Castletownbere. Drinking water supply for Castletownbere is sourced from Glenbeg Lough which is located within this SAC.</p>
<b>Relevant Population Targets (Settlements)</b>	<p>Ardgroom: +10 residential units</p> <p>Eyeries: +20 residential units</p> <p>Castletownbere: 1,114 people (+254 people, +70 additional residential units).</p>
<b>Rural Housing Policy Area</b>	Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats;</li> <li>• encourage development which could interfere with natural hydrological processes in the catchment;</li> <li>• result in increased nutrient loadings in the catchment;</li> <li>• result in a significantly increased water pollution risk in the catchment;</li> <li>• restrict the free passage of fish;</li> <li>• cause disturbance to the habitats of fish including spawning grounds, juvenile fish nursery areas;</li> <li>• cause any further increase in abstraction levels from Glenbeg Lough</li> </ul>	
<b>Assessment</b>	

## Glanmore Bog SAC 1879

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies which could give rise to direct effects on habitats

- The boundary of the SAC overlaps with the boundary of Ardroom. However, SAC land within the settlement boundary is zoned as Open Space. No development is proposed within the SAC. No potential for direct impacts on habitats arising from development encouraged by the plan are predicted.
- Glenbeg Lough supports the Annex I habitat Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110]. Water levels in the lough influence water levels in the Owenagappul River which supports the Annex I habitat Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260] and the Annex II species Freshwater Pearl Mussel. Water is abstracted from the lough to supply drinking water to Castletownbere and other small settlements on the Beara Peninsula. Increased abstractions from the lough have the potential to negatively impact freshwater habitats and species including, in particular Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260] and the Annex II species Freshwater Pearl Mussel.

### Policies which could give rise indirect effects on habitats

- Treated effluent from the WWTP at Ardroom is discharged to the Owenagappul River. This river which supports the Annex I habitat Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260] and the Annex II species Freshwater Pearl Mussel. However, the discharge point for the WWTP is at the mouth of Kenmare Bay where the river is influenced by tides and outside the part of the river which supports freshwater habitats or species. Discharges from the WWTP are not identified to have the potential to impact negatively on freshwater habitats or species. The proposed population target for Ardroom will not impact negatively on freshwater habitats or species.
- Part of the vision for the settlement of Ardroom is to promote the expansion of tourist services. The draft plan acknowledges the importance of the Beara Peninsula and the Beara Way as tourism assets and key tourist attractions. Policies encouraging development of tourism industry for settlements proximal to and overlapping the SAC (Vol. 1 Chapter 10 Tourism TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation and Vol. 5 West Cork) and policies which encourage increased recreational and other activity within coastal and upland areas (Vol 1 **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure) could increase human activity on sensitive habitats including heath and peatland.

## Glanmore Bog SAC 1879

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.

### **Policies which could encourage development which could pose a significant risk to species**

- Water is abstracted from the lough to supply drinking water to Castletownbere and other small settlements on the Beara Peninsula. Increased abstractions from the lough have the potential to negatively impact species including the Annex II species Freshwater Pearl Mussel.

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Glanmore Bog SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Volume 1 Chapter 2 - Core Strategy
- Volume 1 Chapter 3 - Settlements and Placemaking
- Volume 1 Chapter 4 - Housing
- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 11 - Water Management
- Volume 1 Chapter 13 - Energy and Telecommunication
- Volume 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork – Settlement policies for Ardgroom, Eyeries and Castletownbere



## Glanmore Bog SAC 1879

### Population targets to be considered

- Ardgroom: +10 residential units
- Eyeries: +20 residential units
- Castletownbere: 1,114 people (+254 people, +70 additional residential units).

### Zonings to Be Considered

- None

Maulagowna Bog SAC 1881									
Description	<p>This site is located in the Caha Mountains in the extreme south-west of County Kerry. The underlying geology is sandstone. The site lies beneath a series of rocky crags which partly surround Lough Cummer. The blanket bog occurs in association with upland heath and grassland. Small streams and exposed rock create habitat diversity.</p>								
	<p>A small headwater blanket bog in an apparently natural state. Surface fairly uniform with few hummocks and no pool systems. No known rare plants recorded from site. There are few examples of this type of blanket bog in County Kerry.                      Ref: NPWS Natura 2000 form 2018</p>								
Catchment and Sub-catchment details	N/A								
Water Quality	N/A								
Qualifying Interests	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> Ref: NPWS Designated Site Data, SAC Datasheet								
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Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities. Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.									

<b>Maulagowna Bog SAC 1881</b>	
	Ref: NPWS Designated Site Data, SAC Datasheet
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Non intensive sheep grazing</li> </ul> Ref: NPWS Natura 2000 Data Form 2018
<b>Relationship to draft County Development Plan Settlements, Zonings and Policy Areas</b>	
<b>Strategic Planning Area</b>	N/A
<b>Settlements whose boundaries overlap with the SAC</b>	N/A
<b>Settlements with hydrological linkage to SAC</b>	N/A
<b>Rural Housing Policy Area</b>	N/A
<b>Screening Assessment</b>	
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not: <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats</li> </ul>	

## Maulagowna Bog SAC 1881

### Assessment

Volumes reviewed: Volume 1;

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

### Recommendations

It is considered that there is no potential for the impact on the Maulagowna Bog SAC and accordingly, it is determined that no further action is required

Mullaghanish Bog SAC 1890					
<b>Description</b>	<p>A small area of intact mountain blanket bog on the summit of Mullaghanish (651m), the highest peak in the Old Red Sandstone range of the Derrynasaggart Mountains. The site contains some stream headwater flushes.</p> <p>Remarkably intact vegetation for such a high-level blanket bog, with no damage from overgrazing or erosion. Contains typical mountain blanket bog community and includes stream headwater flush vegetation with locally uncommon species such as <i>Pinguicula grandiflora</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Blanket bogs (* if active bog) [7130]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Restore favourable conservation condition</td> <td>Blanket bogs (* if active bog) [7130]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, May 2017</p>	Objective	Qualifying Interest	Restore favourable conservation condition	Blanket bogs (* if active bog) [7130]
Objective	Qualifying Interest				
Restore favourable conservation condition	Blanket bogs (* if active bog) [7130]				

Mullaghanish Bog SAC 1890					
Current Conservation Condition of Qualifying Interests	Qualifying Interest			Conservation	Global
	Blanket bogs (* if active bog) [7130]			Excellent	Good
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.				
	Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.				
Ref: NPWS Designated Site Data, SAC Datasheet					
Threats and Pressures	<ul style="list-style-type: none"> <li>• Structures, buildings in the landscape</li> <li>• Communication masts and antennas</li> <li>• Modification of hydrographic functioning, general</li> <li>• Roads, motorways</li> </ul>				
Ref: NPWS Natura 2000 Data Form 2018					
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas					
Strategic Planning Area	West Cork Strategic Planning Area				
Settlements whose boundaries overlap with the SAC	None				
Settlements with hydrological linkage to SAC	None				

Mullaghanish Bog SAC 1890	
Rural Housing Policy Area	Transitional Rural Area
Renewable Energy Policy Area	Wind energy development is normally discouraged
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats;</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed Volume 1 and Volume 4 - Macroom MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site.</li> </ul> <p><b>Policies Which Could Give Rise Indirect Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>Inappropriately sited renewable energy projects could have the potential to negatively impact this site.</li> </ul>	
Screening Determination	

## Mullaghanish Bog SAC 1890

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Mullaghanish Bog SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Volume 1 Chapter 13 - Energy and Telecommunication

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

- None



Ballyhoura Mountains SAC 2036 - Screening Assessment	
Description	<p>Ballyhoura Mountains is located on the border between counties Cork and Limerick. The site comprises the unafforested summit ridges within the mountain range extending from Carron Mountain east towards Long and Seefin Mountains and including outliers at Coolfree Mountain. These areas are dominated by heath and blanket bog habitats. The flanks of this mountain range have been intensively afforested in the past 40 years. Old Red Sandstone dominates the bedrock geology of the site</p> <p>This site has been selected for the presence of the Annex 1 habitats wet heath, dry heath and active blanket bog. The heath habitats are the dominant habitats and are generally of high quality. Blanket bog covers a smaller area though is still well represented. Although the flanks of the mountain range have been extensively afforested with conifers the quality of the remaining upland area is good with relatively low levels of disturbance from potentially damaging operations such as grazing and burning. The site provides crucial foraging habitat and potential nesting habitat for the important population of <i>Circus cyaneus</i> that nests in the Ballyhoura mountain range. The site also supports breeding <i>Falco peregrinus</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Qualifying Interests	<ul style="list-style-type: none"> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]</li> <li>• European dry heaths [4030]</li> <li>• Blanket bogs (* if active bog) [7130]</li> </ul>

Ballyhoura Mountains SAC 2036 - Screening Assessment															
	Ref: NPWS Designated Site Data, SAC Datasheet														
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th colspan="2">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Restore favourable conservation condition</td> <td colspan="2">Northern Atlantic wet heaths with Erica tetralix [4010]</td> </tr> <tr> <td colspan="2">European dry heaths [4030]</td> </tr> <tr> <td colspan="2">Blanket bogs (* if active bog) [7130]</td> </tr> </tbody> </table>			Objective	Qualifying Interest		Restore favourable conservation condition	Northern Atlantic wet heaths with Erica tetralix [4010]		European dry heaths [4030]		Blanket bogs (* if active bog) [7130]			
	Objective	Qualifying Interest													
	Restore favourable conservation condition	Northern Atlantic wet heaths with Erica tetralix [4010]													
		European dry heaths [4030]													
Blanket bogs (* if active bog) [7130]															
Ref: NPWS Conservation Objectives Document. Version 1, August 2016															
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	Qualifying Interest	Conservation	Global												
	Northern Atlantic wet heaths with Erica tetralix [4010]	Good	Good												
	European dry heaths [4030]	Good	Good												
Blanket bogs (* if active bog) [7130]	Good	Significant													
Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.															
Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.															
Ref: NPWS Designated Site Data, SAC Datasheet															
Threats and Pressures	<ul style="list-style-type: none"> <li>• Artificial planting on open ground (non-native trees)</li> <li>• Off-road motorized driving</li> <li>• Outdoor sports and leisure activities, recreational activities</li> </ul>														

Ballyhoura Mountains SAC 2036 - Screening Assessment	
	<ul style="list-style-type: none"> <li>• Fire and fire suppression</li> <li>• Peat extraction</li> <li>• Improved access to site</li> <li>• Wind energy production</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	North Cork Strategic Planning Area
Settlements whose boundaries overlap with the SAC	None
Settlements with hydrological linkage to SAC	None
Rural Housing Policy Area	Strong Rural Area
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to peat habitats</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed Volume 1 and Volume 3 - Fermoy MD and Kanturk-Mallow MD</p>	

## Ballyhoura Mountains SAC 2036 - Screening Assessment

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site.

### Policies Which Could Give Rise Indirect Effects on Habitats

- The draft plan recognises the Ballyhoura area as a significant tourism asset (walking, cycling, adventure activities). Policies which encourage development in upland areas for recreational and other activities could result in increased pressure on habitats and lead to disturbance of species for which this SAC has been designated - (Vol. 1 **Chapter 10 Tourism** TO 10-7 Long Distance Walks)
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Ballyhoura Mountains SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 - Chapter 10 Tourism
- Volume 1 - Chapter 13 Energy and Telecommunications

### Population targets to be considered

- None

### Zonings to Be Considered

- None

Ballyhoura Mountains SAC 2036 - Screening Assessment					
Carrigeenamronety Hill SAC 2037 - Screening Assessment					
<b>Description</b>	<p>Carrigeenamronety Hill is an eastern, lower outlier of the Ballyhoura Mountains which straddles the border of Counties Cork and Limerick. It is underlain by old red sandstone and silurian rocks and its summit is crowned by an imposing escarpment of silurian conglomerate rock. Heath forms the dominant vegetation of the site, especially in the higher sections. Areas of unimproved Molinia grassland and improved grassland are found at lower altitudes. Commercial forestry occurs commonly on the hill, outside the site, and on other high ground to the west.</p> <p>The importance of this site lies in the presence of <i>Trichomanes speciosum</i>. Thirteen plants were recorded from the site in 1976. These were growing in clefts in rock.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain or restore favourable conservation condition</td> <td>European dry heaths [4030]</td> </tr> </tbody> </table>	Objective	Qualifying Interest	Maintain or restore favourable conservation condition	European dry heaths [4030]
Objective	Qualifying Interest				
Maintain or restore favourable conservation condition	European dry heaths [4030]				

Ballyhoura Mountains SAC 2036 - Screening Assessment												
		Trichomanes speciosum (Killarney Fern) [1421]										
	Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020											
Current Conservation Condition of Qualifying Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>European dry heaths [4030]</td> <td>Good</td> <td>Significant</td> </tr> <tr> <td>Trichomanes speciosum (Killarney Fern) [1421]</td> <td>Good</td> <td>Good</td> </tr> </tbody> </table>			Qualifying Interest	Conservation	Global	European dry heaths [4030]	Good	Significant	Trichomanes speciosum (Killarney Fern) [1421]	Good	Good
	Qualifying Interest	Conservation	Global									
	European dry heaths [4030]	Good	Significant									
	Trichomanes speciosum (Killarney Fern) [1421]	Good	Good									
Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.												
Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.												
Ref: NPWS Designated Site Data, SAC Datasheet												
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fire and fire suppression</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Artificial planting on open ground (non-native trees)</li> </ul>											
Ref: NPWS Natura 2000 Data Form 2018												
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas												
Strategic Planning Area	North Cork Strategic Planning Area											
Settlements whose boundaries overlap with the SAC	None											

Ballyhoura Mountains SAC 2036 - Screening Assessment	
Settlements with hydrological linkage to SAC	None
Rural Housing Policy Area	Strong Rural Area
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> </ul> <p><b>Assessment:</b></p> <p>Volumes reviewed Volume 1 and Volume 3 - Fermoy MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site.</li> </ul> <p><b>Policies Which Could Give Rise Indirect Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>Inappropriately sited renewable energy projects could have the potential to negatively impact this site.</li> </ul>	
Screening Determination	
<p>It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Carrigeenamronety Hill SAC and accordingly, it is determined that Appropriate Assessment is required.</p>	

## Ballyhoura Mountains SAC 2036 - Screening Assessment

### **Policies to be considered**

- Volume 1 Chapter 13 - Energy and Telecommunication

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

- None



Old Domestic Building, Curraglass Wood SAC 2041 - Screening Assessment					
<b>Description</b>	<p>This site consists of a small two-roomed stone dwelling situated in Rossacrue Wood, North of Kilgarven, Co. Kerry. It is used by &gt; 100 Lesser Horseshoe Bats as a summer breeding site. The bats gain access through an opening over a doorway at the rear of the building and through a window leading to a small loft. The bats hang from the roof timbers in the loft. The surrounding wood provides suitable foraging habitat and shelter for bats as they commute to the - at present - unknown hibernation site.</p> <p>As this site is used by &gt;100 Lesser Horseshoe Bats (<i>Rhinolophus hipposideros</i>), it is a site of international importance. Repair work undertaken at the site improved conditions by increasing the internal temperature and by excluding light, windows and a door below the loft were blocked to secure the site.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Restore favourable conservation condition</td> <td><i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</td> </tr> </tbody> </table>	Objective	Qualifying Interest	Restore favourable conservation condition	<i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]
Objective	Qualifying Interest				
Restore favourable conservation condition	<i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]				

Old Domestic Building, Curraglass Wood SAC 2041 - Screening Assessment									
	Ref: NPWS Conservation Objectives Document. Version 1, August 2018								
Current Conservation Condition of Qualifying Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</td> <td>Good</td> <td>Good</td> </tr> </tbody> </table>			Qualifying Interest	Conservation	Global	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Good	Good
	Qualifying Interest	Conservation	Global						
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Good	Good						
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.								
Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.									
Ref: NPWS Designated Site Data, SAC Datasheet									
Threats and Pressures	<ul style="list-style-type: none"> <li>Removal of hedges and copses or scrub</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>								
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	N/A								
Settlements whose boundaries overlap with the SAC	N/A								
Settlements with hydrological linkage to SAC	N/A								

## Old Domestic Building, Curraglass Wood SAC 2041 - Screening Assessment

Rural Housing Policy Area N/A

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;
- cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;

### Assessment

Volumes reviewed: Volume 1

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Old Domestic Building, Curraglass Wood SAC and accordingly, it is determined that no further action is required.

Old Domestic Building, Askive Woods SAC 2098 - Screening Assessment					
Description	<p>This site consists of a small two storey stone building, near Sneem, Co. Kerry, which is used by &gt;200 Lesser Horseshoe Bats as a summer breeding site. The bats enter the building through spaces above three windows and roost in the upper portion of the building, hanging from roof timbers. The site is surrounded by woodland which provides both suitable foraging habitat and shelter for bats as they commute between this site and the winter hibernation site - at present unknown. As this site contains &gt; 200 Lesser Horseshoe Bats (<i>Rhinolophus hipposideros</i>). It is a site of international importance.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
Catchment and Sub-catchment details	N/A				
Water Quality	N/A				
Qualifying Interests	<ul style="list-style-type: none"> <li>• <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td><i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, September 2018</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	<i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]
Objective	Qualifying Interest				
Maintain favourable conservation condition	<i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]				

Old Domestic Building, Askive Woods SAC 2098 - Screening Assessment				
Current Condition of Interests	Conservation of Qualifying Interests	Qualifying Interest	Conservation	Global
		Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Good	Good
		<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Dispersed habitation</li> <li>• Golf course</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Forest and Plantation management &amp; use</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>			
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas				
Strategic Planning Area	N/A			
Settlements whose boundaries overlap with the SAC	N/A			

## Old Domestic Building, Askive Woods SAC 2098 - Screening Assessment

Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;
- cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;

#### Assessment

Volumes reviewed: Volume 1;

Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

Old Domestic Building, Askive Woods SAC 2098 - Screening Assessment

Screening Determination

It is considered that there is no potential for the impact on the Old Domestic Buildings, Dromore SAC and accordingly, it is determined that no further action is required.

Ardmore Head SAC 2123					
Description	<p>Situated on a small headland just east of the village of Ardmore on the west Waterford coastline, the site includes a range of habitats from open marine water, to cliff, heath and dry grassland. The cliffs are of moderate height (up to 40 m), continuous and well indented. They form part of the Ardmore Syncline. The dry heath is of the shrubby type, dominated by <i>Calluna vulgaris</i> but with <i>Ulex gallii</i> and <i>Erica cinerea</i>. A footpath occurs along the top of the cliffs. In addition, St. Declan's holy well and church is within the site.</p> <p>A small site, though displaying fairly typical examples of the type of cliff and dry heath associated with the south coast of Ireland. Mostly of good quality though some damage from burning. Cliffs support seabird colonies, notably <i>Rissa tridactyla</i> with 1.6% of national total. Also has <i>Pyrrhocorax pyrrhocorax</i>, an Annex I Birds Directive species.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
Catchment and Sub-catchment details	N/A				
Water Quality	N/A				
Qualifying Interests	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</td> </tr> </tbody> </table>	Objective	Qualifying Interest	Maintain favourable conservation condition	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]				



Ardmore Head SAC 2123			
		European dry heaths [4030]	
	Ref: NPWS Conservation Objectives Document. Version 1, November 2016		
Current Conservation			
Condition of Qualifying			
Interests	<b>Qualifying Interest</b>	<b>Conservation</b>	<b>Global</b>
	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Excellent	Good
	European dry heaths [4030]	Good	Significant
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.		
	Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.		
	Ref: NPWS Designated Site Data, SAC Datasheet		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Dispersed habitation</li> <li>• Roads, motorways</li> <li>• Netting</li> <li>• Other human intrusions and disturbances</li> <li>• Grazing</li> </ul>		

Ardmore Head SAC 2123	
	<ul style="list-style-type: none"> <li>• Fire and fire suppression</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SAC	N/A
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including dunes and/or coastal heath</li> </ul>	
Assessment	

## Ardmore Head SAC 2123

Volumes reviewed: Volume 1;

Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

## Screening Determination

It is considered that there is no potential for the impact on the Ardmore Head SAC and accordingly, it is determined that no further action is required.

Lower River Suir SAC 2137 - Screening Assessment	
<b>Description</b>	<p>The Suir River system flows through the counties of Tipperary, Kilkenny and Waterford. The site consists of all of the freshwater stretches of the Suir immediately south of Thurles, the tidal stretches as far as the confluence with the Barrow/Nore immediately east of Cheekpoint in Co. Waterford, and many of the tributaries including the Clodiagh, the Lingaun, Anner, Nier, Tar, Aherlow and Multeen. Much of the system flows through Carboniferous limestone, though towards Waterford the geology changes to Old Red Sandstone and Ordovician bedrocks. The site supports a diverse range of habitats, including marsh, reedbeds, wet and dry grasslands, broad-leaved semi-natural woodlands, salt marshes, tidal rivers and estuarine channels. Substantial areas of improved grassland and arable lands are included for water quality reasons.</p> <p>This site contains a range of Annex I habitats, including floating river vegetation, eutrophic tall herbs, alluvial forest, old oak woods, yew woods and salt meadows. The site is very important for the presence of a number of scarce and specialised Annex II animal species with particularly important populations of the fish species <i>Salmo salar</i> and <i>Alosa fallax fallax</i>. <i>Lutra lutra</i> is widespread on the system, as is <i>Austropotamobius pallipes</i>. The site supports two Annex I priority and five non-priority Annex I habitats. There are four Annex I species of birds present within the site. The rare lichen <i>Lobaria pulmonaria</i>, an ancient woodland indicator, occurs at Portlaw Oak Woods, within the site.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 16 Suir</p> <p>Sub-catchment: 16_2 Suir_SC_020; 16_28 Suir_SC_030; 16_18 Suir_SC_060; 16_4 Multeen[East]_SC_010; 16_10 Suir_SC_050; 16_11 Suir_SC_070; 16_9 Suir_SC_080; 16_20 Suir_SC_090; 16_26 Tar_SC_010; 16_1 Duag_SC_010; 16_25 Suir_SC_110; 16_8 Suir_SC_120; 16_3</p>

Lower River Suir SAC 2137 - Screening Assessment	
	<p>Suir_SC_130; 16_6 Clashawley_SC_010; 16_24 Anner_SC_010; 16_23 Suir_SC_150; 16_16 Suir_SC_140; 16_17 Clodiagh[Portlaw]_SC_010; 16_15 Lingaun_SC_010; 16_27 Pil_SC_010; 16_7 Dawn[River]_SC_010; 16_19 Williamstown_SC_010; 16_29 Blackwater [Kilmacow]_SC_010</p> <p>Ref: EPA</p>
<p><b>Water Quality</b></p>	<p>The water quality status of Clodiagh (Tipperary)_030 is good and its Water Framework Directive risk status is At Risk. Owenbeg (Tipperary)_010 and Clodiagh (Tipperary)_040 are at good status and their WFD risk status is Not a Risk. Multeen (East)_020 is at good status and is Not at Risk. Multeen (East)_030 is at moderate status, Multeen (East)_040 and Multeen (East)_050 are at poor status, and all three waterbodies are At Risk is failing to meet their WFD objectives. Aughnaglanny_010, Suir_080, Suir_090 and Farneybridge_040 are at moderate status and are At Risk. The water quality status of Piercetown_010 and Fana_010 is unassigned and the WFD risk status is in Review. Multeen_010, Multeen_020 and Multeen_40 are at good status and are Not At Risk. Multeen_030 is at moderate status and is At Risk. Black Stream (Cashel)_010 is at poor status and is At Risk. St. Patrickrosck_010 is unassigned and it WFD risk status is in Review. Suir_100 is at moderate status and is At Risk. Suir_110 and Suir_120 are at good status and are Not At Risk. Aherlow_040 and Aherlow_070 are at high status and are Not At Risk. Aherlow_050 is unassigned and is in Review. Aherlow_060 and Aherlow_080 are at moderate and are At Risk. Suir_130, Suir_140, Suir_150 and Outeragh Stream_020 are at moderate status and are At Risk. Duag_010 and Duag_020 are at moderate status and are At Risk. Burncourt_020 is at good status and is At Risk. Shanbally_010, Burncourt_010, Tar_010, Tar_020, Duag_030, Tar_030, Glengalla_010, Glenboy_010 are at good status and are Not at Risk. Niwr_020 is at moderate status and is At Risk. Nier_030, Suir_160, Suir_170, Glenary_010 and Suir_180 are at good status and are Not At Risk. Knocknagree_010 is unassigned and its WFD risk status is in Review. Suir_190 is at moderate status and is At Risk. Anner_020 is at poor status and it At Risk of failing to meet its Water Framework Directive objectives. Anner_030 and Anner_050 is at moderate status and is At Risk. Anner_040 is at good status and its</p>

### Lower River Suir SAC 2137 - Screening Assessment

WFD risk status is in Review. Clashawley\_040 is at good status and is Not At Risk. Moyle\_030 is at moderate status and is At Risk. The water quality status of Ballyclerihan Stream\_010 is unassigned and its WFD risk status is in Review. Anner\_060 is at good status and is Not At Risk. Suir\_200 and Suir\_210 are at moderate status and are At Risk. Glasha (Waterford)\_010 is at high status and is Not At Risk. Suir\_220 is at poor status and is At Risk. The quality water status of Glenbrook\_010 is unassigned and is At Risk. Lingaun\_010, Lingaun\_020 and Lingaun\_030 are at moderate status and are At Risk. Lingaun\_040 and Lingaun\_050 are at good status and are Not At Risk. Clodiagh (Portlaw)\_010 is at high status, Clodiagh (Portlaw)\_020 is at good status, Clodiagh (Portlaw)\_030 is at moderate status, Clodiagh (Portlaw)\_040 and Clodiagh (Portlaw)\_050 are at good status. All the waterbodies in the Clodiagh (Portlaw) are At Risk of failing to meet their WFD objectives. Pil\_010, Ballytarsney\_010, Skelpstown\_010, Darrigal\_010, Flemongstown (Kilkenny)\_010, Ullid\_010, Dawn\_010, Ballymoat Stream\_010, Luffany\_010 and Faithlegg\_010 are unassigned at water quality status and their WFD risk status is in Review. Dawn\_020 and Williams Bridge Stream\_010 are unassigned and are At Risk. Kilmacow\_040 is at moderate status and is At Risk. Kilmacow\_050 is unassigned and is in Review. Smartcastel\_010 and Smartcastle\_020 are at moderate status and are At Risk. St. John's\_010 and St. John's\_020 are at poor status and are At Risk. Halfway House Stream\_010 is at moderate status and it At Risk.

The Upper Suir Estuary and the Middle Suir Estuary are at poor status and are At Risk. Lower Suir Estuary (Little Island - Cheekpoint) is at good status and is At Risk of failing to meet its Water Framework Directive objectives.

Ref: EPA WFD Status 2013-2018.

- |                   |  |
|-------------------|--|
| <b>Qualifying</b> | <ul style="list-style-type: none"> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> </ul> |
| <b>Interests</b>  | <ul style="list-style-type: none"> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> </ul>         |

### Lower River Suir SAC 2137 - Screening Assessment

- Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260]
- Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]
- Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]
- Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]
- Taxus baccata woods of the British Isles [91JO]
- Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]
- Austropotamobius pallipes (White-clawed Crayfish) [1092]
- Petromyzon marinus (Sea Lamprey) [1095]
- Lampetra planeri (Brook Lamprey) [1096]
- Lampetra fluviatilis (River Lamprey) [1099]
- Alosa fallax fallax (Twaiite Shad) [1103]
- Salmo salar (Salmon) [1106]
- Lutra lutra (Otter) [1355]

Ref: NPWS Designated Site Data, SAC Datasheet

Conservation

n

Objectives

Objective	Qualifying Interest
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### Lower River Suir SAC 2137 - Screening Assessment

Maintain favourable conservation condition	Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260]
	Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]
	<i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]
	<i>Lutra lutra</i> (Otter) [1355]
Restore favourable conservation condition	Atlantic salt meadows ( <i>Glaucopuccinellietalia maritima</i> ) [1330]
	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]
	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]
	Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ( <i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i> ) [91E0]
	<i>Taxus baccata</i> woods of the British Isles [91J0]
	<i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]
	<i>Petromyzon marinus</i> (Sea Lamprey) [1095]
	<i>Lampetra planeri</i> (Brook Lamprey) [1096]
	<i>Lampetra fluviatilis</i> (River Lamprey) [1099]
	<i>Alosa fallax fallax</i> (Twaite Shad) [1103]



Lower River Suir SAC 2137 - Screening Assessment			
		Salmo salar (Salmon) [1106]	
	Ref: NPWS Conservation Objectives Document. Version 1, March 2017		
<b>Current</b>			
<b>Conservation Condition of Qualifying Interests</b>	<b>Qualifying Interest</b>	<b>Conservation</b>	<b>Global</b>
	Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330]	Excellent	Good
	Mediterranean salt meadows (Juncetalia maritimi) [1410]	Excellent	Good
	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]	Good	Significant
	Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]	Good	Good
	Old sessile oak woods with Ilex and Blechnum in the British Isles [91AO]	Good	Good
	Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91EO]	Excellent	Good
	Taxus baccata woods of the British Isles [91JO]	Average	Good
	Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]	Good	Significant
	Petromyzon marinus (Sea Lamprey) [1095]	Good	Good
	Lampetra planeri (Brook Lamprey) [1096]	Good	Good
	Lampetra fluviatilis (River Lamprey) [1099]	Good	Good

### Lower River Suir SAC 2137 - Screening Assessment

	Alosa fallax fallax (Twaite Shad) [1103]	Good	Excellent
	Salmo salar (Salmon) [1106]	Excellent	Excellent
	Lutra lutra (Otter) [1355]	Excellent	Excellent
	Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.		
	Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.		
	Ref: NPWS Designated Site Data, SAC Datasheet		
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Discharges</li> <li>• Sylviculture, forestry</li> <li>• Pollution to surface waters (limnic &amp; terrestrial, marine &amp; brackish)</li> <li>• Fertilisation</li> <li>• Cultivation</li> <li>• Urbanised areas, human habitation</li> <li>• Landfill, land reclamation and drying out, general</li> <li>• Dykes and flooding defence in inland water systems</li> <li>• Invasive non-native species</li> <li>• Reclamation of land from sea, estuary or marsh</li> </ul>		

Lower River Suir SAC 2137 - Screening Assessment	
	<ul style="list-style-type: none"> <li>Port areas</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SAC	N/A
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A
Renewable Energy Policy Area	N/A

### Lower River Suir SAC 2137 - Screening Assessment

Proposed N/A

Roads

Infrastructur

e Projects

Within The

Catchment

Of The SAC

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage development which could interfere with natural hydrological processes in the catchment;
- result in increased nutrient loadings in the catchment;
- result in a significantly increased water pollution risk in the catchment;
- hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;
- result in increased nutrient loading to the estuary;

### Lower River Suir SAC 2137 - Screening Assessment

- cause the spread of invasive alien species (Spartina) within the site.
- interfere with natural hydrological processes affecting alluvial woodland sites;
- restrict the free passage of fish;
- cause disturbance to the habitats of fish including spawning grounds, juvenile fish nursery areas;
- restrict free movement of Otter;
- cause disturbance to Otter at their breeding sites or resting places; or
- interfere with food availability for Otter.

#### Assessment

Volumes reviewed: Volume 1;

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Galtee Mountains SAC and accordingly, it is determined that no further action is required.



## Kenmare River SAC 2158

### Description

Kenmare River is a long and narrow south-west facing bay situated in the south-west of Ireland. It is a deep, drowned glacial valley, approximately 12 km wide at the mouth and 55 km long. Dursey Island marks the south-west point. The bedrock is mainly Old Red Sandstone with Devonian - Carboniferous marine clastics on the south-west coast. It is deeply fissured in a NE/SW direction. The bedrock is emergent throughout the length of the bay. Exposure to prevailing winds and swells at the mouth diminishes toward the head of the bay. Numerous islands and inlets along the length of the bay provide further areas of additional shelter in which a variety of habitats and unusual communities occur. The coastal fringe is dominated by a mosaic of dry and wet heath, along with patches of blanket bog, coastal grassland and exposed rock. The heath is particularly well developed at Derrynane Bay, which supports a fine dune system. Also present are small areas of deciduous woodland and fresh-water marsh.

Kenmare River has very high conservation interest, with very good quality examples of large shallow bays, reefs, and marine caves. It has a very wide range of communities from exposed coast to ultra sheltered areas, and there is an extremely high number (24) of rare and notable species. The sea fan *Swiftia pallida* is only known in Ireland from Kenmare River, where it is recorded in several circalittoral sites. *Eunicella verrucosa*, a widespread but locally distributed sea fan, is recorded at two sites in the lower circalittoral reef. At both sites, it occurs with *Swiftia pallida*, the only place where this association is known to occur. Important habitat forming species present are the seagrass, *Zostera marina*, and the coralline algae, *Lithothamnion corallioides*, which form biogenic reefs. Kenmare River is the only area where the brachiopod, *Neocrania anomala*, is commonly found and, unusually, it occurs in exposed areas. There are two good examples of vegetated shingle banks, and at least 6 separate salt meadows, with both Atlantic and Mediterranean types represented. Shifting marram dunes, fixed dunes and dry heath,

Kenmare River SAC 2158	
	<p>the latter with the legally protected plant <i>Simethis planifolia</i>, are well represented, while a small though significant example of vegetated sea cliffs occurs in the Derrynane area. The site includes many areas of coastal dry heath. There is a long established population of the mollusc <i>Vertigo angustior</i> in the dunes at Derrynane. The site includes areas of Calaminarian grassland about Allihies. The site has internationally important summer and winter roosting sites for <i>Rhinolophus hipposideros</i>. It also supports important populations of <i>Lutra lutra</i> and <i>Phoca vitulina</i>. <i>Sterna</i> terns breed on the islands, mainly <i>S. paradisaea</i> but <i>S. hirundo</i> in some years and <i>S. albifrons</i> at least in 1995.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	<p>Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_9 Fanahy_SC_010; 21_16 Ownagappul_SC_010</p> <p>Ref: EPA</p>
Water Quality	<p>Water quality in Ardgroom transitional water body is unassigned status and the Water Framework Directive risk status is Not at Risk. The Outer Kenmare River coastal water bodies is assigned good status and its WFD risk status is Not at Risk. The water quality status for South Western Atlantic Seaboard (HAs 21;22) is unassigned and the WFD risk status is Not at Risk.</p> <p>Water quality status for Ballydonegan_010, Ardacluggan_010, Ballycrovane_010, Tranacapoul_010 and Cuhig_10 is unassigned and the WFD risk status for these river water bodies is Not at Risk. Water quality status assigned to Kealincha_010, Lough Fadda Stream_010 and</p>



## Kenmare River SAC 2158

Owngappul\_010 river water bodies is good. The WFD risk status for Kealincha\_010 is Not at Risk. The WFD risk status for Lough Fadda Stream\_010 and Owngappul\_010 is At Risk.

Ref: EPA WFD Status 2013-2018.

### Qualifying Interests

This is a large cross county site which is designated for multiple coastal and terrestrial habitats and a number of species. Some of the habitats and which are qualifying interests of this SAC do not occur within the Co. Cork portion of this site. Those which occur or have the potential to occur within the zone of influence of the draft County Development Plan are **bolded** in the list below.

- **Large shallow inlets and bays [1160]**
- **Reefs [1170]**
- **Perennial vegetation of stony banks [1220]**
- **Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]**
- **Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330]**
- **Mediterranean salt meadows (*Juncetalia maritimi*) [1410]**
- Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120]
- Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]
- **European dry heaths [4030]**
- **Juniperus communis formations on heaths or calcareous grasslands [5130]**
- **Calaminarian grasslands of the *Violetalia calaminariae* [6130]**
- **Submerged or partially submerged sea caves [8330]**
- Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]
- Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]

## Kenmare River SAC 2158

- **Lutra lutra (Otter) [1355]**
- **Phoca vitulina (Harbour Seal) [1365]**

‡ *Not included in conservation objectives*

Ref: NPWS Designated Site Data, SAC Datasheet

### Conservation Objectives

Objective	Qualifying Interest
Maintain favourable conservation condition	Large shallow inlets and bays [1160]
	Reefs [1170]
	Perennial vegetation of stony banks [1220]
	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]
	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]
	Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]
	European dry heaths [4030]
	Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130]
	Submerged or partially submerged sea caves [8330]

## Kenmare River SAC 2158

	Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]
	Phoca vitulina (Common Seal) [1365]
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]
Restore favourable conservation condition	Lutra lutra (Otter) [1355]

Ref: NPWS Conservation Objectives Document. Version 1, April 2013

### Current Conservation Condition of Qualifying Interests

Qualifying Interest	Conservation	Global
Large shallow inlets and bays [1160]	Excellent	Excellent
Reefs [1170]	Excellent	Excellent
Perennial vegetation of stony banks [1220]	Excellent	Good
Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Good	Significant
European dry heaths [4030]	Good	Excellent
Juniperus communis formations on heaths or calcareous grasslands [5130]	Average	Significant
Calaminarian grasslands of the Violetalia calaminariae [6130]	Excellent	Excellent
Submerged or partially submerged sea caves [8330]	Excellent	Good
Lutra lutra (Otter) [1355]	Excellent	Excellent

Kenmare River SAC 2158			
	Phoca vitulina (Common Seal) [1365]	Good	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Marine and Freshwater Aquaculture</li> <li>• Abandonment of pastoral systems, lack of grazing</li> <li>• Paths, tracks, cycling tracks</li> <li>• Invasive non-native species</li> <li>• Non intensive grazing</li> <li>• Marine water pollution</li> <li>• Pollution to surface waters (limnic &amp; terrestrial, marine &amp; brackish)</li> <li>• Nautical sports</li> <li>• Fishing and harvesting aquatic resources</li> <li>• Non intensive cattle grazing</li> <li>• Urbanised areas, human habitation</li> <li>• Fertilisation</li> <li>• Burning down</li> <li>• Walking, horseriding and non-motorised vehicles</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	West Cork Strategic Planning Area		

Kenmare River SAC 2158	
Settlements whose boundaries overlap with or adjoin the SAC	Allihies and Dursey Island
Settlements with hydrological linkage to SAC	Ardgroom, Eyeries, Allihies, and Dursey Island
Relevant Population Targets (Settlements) to 2028	<ul style="list-style-type: none"> <li>• Ardgroom +5 residential units</li> <li>• Eyeries +20 residential units</li> <li>• Allihies +10 residential units</li> </ul>
Rural Housing Policy Area	Tourism and Rural Diversification

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats including dunes and/or coastal heath;
- cause the spread of invasive alien species (Sea Buckthorn) within dune habitats;
- hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise, interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;
- result in increased nutrient loading to the estuary;
- cause the spread of invasive alien species (Spartina) within the site.
- restrict movement of qualifying interest species;
- cause disturbance to qualifying interest species including at breeding sites, haul out sites (seal) or other resting places;

## Kenmare River SAC 2158

- interfere with food availability for qualifying interest species
- restrict free movement of Otter;
- cause disturbance to Otter at their breeding sites or resting places; or
- interfere with food availability for Otter.

### Assessment

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies which could give rise to direct effects on habitats

- Land in the settlement of Ardgroom forms part of the SAC. Most of this land is zoned as Open Space. Lands within the settlement boundary of Ardgroom and Allihies adjoining the SAC forms part of the existing built up area of these settlements where there is a presumption for development. The plan provides for modest population growth on Dursey Island. Development in areas adjoining the SAC could have the potential to impact negatively on habitats or qualifying interest species for which the SAC is designated;

### Policies which could give rise indirect effects on habitats

- Population growth is proposed for settlements within the catchment of the SAC including in the villages of Ardgroom, Eyeries and Allihies. Treated effluent from WWTP's in these settlements is discharged directly to Kenmare Bay or to rivers/streams discharging to the bay. Significantly increased nutrient inputs to the bay could have the potential to result in a reduction in the quality of qualifying interest habitats;
- Ardgroom, Eyeries, Allihies aim to support the development of tourism in their respective settlements. Dursey Island is recognised in the draft plan as one of the principle tourist attractions for Cork. Policies encouraging development of tourism industry for settlements proximal to the SAC and on Dursey Island (Vol. 1 Chapter 10 Tourism TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation and Vol. 5 West Cork) may negatively impact on sensitive marine, coastal and terrestrial habitats;

## Kenmare River SAC 2158

- Policies which encourage increased recreational and other activity within coastal and marine areas could increase human activity on sensitive coastal habitats including heath – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure)
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

### **Policies which could encourage development which could cause disturbance risks to animal species (otter or common seal)**

- Policies which encourage increased recreational and other activity within coastal and marine areas could increase disturbance related issues for otters or common seals – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure)

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Kenmare Bay SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 18 - Zoning and Land Use

## Kenmare River SAC 2158

- Vol 5 West Cork – Settlement policies for Ardgroom, Allihies, Eyeries and Dursey Island.

### **Population targets to be considered**

- Ardgroom +5 residential units
- Eyeries +20 residential units
- Allihies +10 residential units

### **Zonings to Be Considered**

- Existing built up areas in settlement adjoining the SAC in Ardgroom and Allihies.



Lower River Shannon SAC 2165 - Screening Assessment	
<p><b>Description</b></p>	<p>A very large, long site approximately 14 km wide and 120 km long, encompassing: the drained river valley which forms the River Shannon estuary; the broader River Fergus estuary, plus a number of smaller estuaries e.g. Poulnasherry Bay; the freshwater lower reaches of the Shannon River, between Killaloe and Limerick, plus the freshwater stretches of much of the Feale and Mulkear catchments; a marine area at the mouth of the Shannon estuary with high rocky cliffs to the north and south; ericaceous heath on Kerry Head and Loop Head; and several lagoons. The underlying geology ranges from Carboniferous limestone (east of Foynes) to Namurian shales and flagstones (west of Foynes) to Old Red Sandstone (at Kerry Head). The salinity of the system varies daily with the ebb and flood of the tide and with annual rainfall fluctuations seasonally.</p> <p>The site contains many Annexed habitats, including the most extensive area of estuarine habitat in Ireland. A good range of Annexed species are also present, including the only known resident population of <i>Tursiops truncatus</i> in Ireland, all three Irish species of lamprey, and a good population of <i>Salmo salar</i>. A number of birds listed on the EU Birds Directive either winter or breed in the site. The site is internationally important for waterfowl with more than 50,000 individuals occurring in winter. Several species listed in the Irish Red Data Book are present, perhaps most notably the only known Irish populations of <i>Scirpus triquetus</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: 23 Tralee Bay-Feale, Sub-catchment: 23_2 Feale_SC_010</p> <p>Ref: EPA</p>

Lower River Shannon SAC 2165 - Screening Assessment	
Water Quality	<p>Water quality in Breanagh_010, Glenacarney_010, Feale_010, Feale_020 and Feale_030 is assigned good status. Water Framework Directive risk status is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
Qualifying Interests	<ul style="list-style-type: none"> <li>• Sandbanks which are slightly covered by sea water all the time [1110]</li> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Coastal lagoons [1150]</li> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]</li> <li>• <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <b><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</b></li> <li>• <b><i>Lampetra planeri</i> (Brook Lamprey) [1096]</b></li> <li>• <b><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</b></li> <li>• <b><i>Salmo salar</i> (Salmon) [1106]</b></li> <li>• <i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349]</li> </ul>

Lower River Shannon SAC 2165 - Screening Assessment																	
	<ul style="list-style-type: none"> <li>• <b>Lutra lutra (Otter) [1355]</b></li> </ul> <p>A small portion of this site extends into County Cork. This is the River Feale and associated tributaries. Qualifying interest habitats and species of the SAC associated with the Feale catchment include Lamprey spp., Salmon and Otter (bold above).</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>																
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Maintain favourable conservation condition</td> <td>Lampetra planeri (Brook Lamprey) [1096]</td> </tr> <tr> <td>Lampetra fluviatilis (River Lamprey) [1099]</td> </tr> <tr> <td rowspan="2">Restore favourable conservation condition</td> <td>Salmo salar (Salmon) [1106]</td> </tr> <tr> <td>Lutra lutra (Otter) [1355]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, August 2012</p>		Objective	Qualifying Interest	Maintain favourable conservation condition	Lampetra planeri (Brook Lamprey) [1096]	Lampetra fluviatilis (River Lamprey) [1099]	Restore favourable conservation condition	Salmo salar (Salmon) [1106]	Lutra lutra (Otter) [1355]							
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Lower River Shannon SAC 2165 - Screening Assessment	
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>
Threats and Pressures	<ul style="list-style-type: none"> <li>• Sylviculture, forestry</li> <li>• Fertilisation</li> <li>• Grazing</li> <li>• Discharges</li> <li>• Hand cutting of peat</li> <li>• Invasive non-native species</li> <li>• Discharges</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	North Cork Strategic Planning Area
Settlements whose boundaries overlap with the SAC	Rockchapel
Settlements with hydrological linkage to SAC	Rockchapel

Lower River Shannon SAC 2165 - Screening Assessment	
Rural Housing Policy Area	Structurally Weaker Rural
Renewable Energy Policy Area	Wind energy development is normally discouraged. Windfarms operate within the catchment. They were, however, established prior to designation.
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>• encourage development which could interfere with natural hydrological processes in the catchment;</li> <li>• result in increased nutrient loadings in the catchment;</li> <li>• result in a significantly increased water pollution risk in the catchment;</li> <li>• restrict the free passage of fish;</li> <li>• cause disturbance to the habitats of fish including spawning grounds, juvenile fish nursery areas;</li> <li>• restrict free movement of Otter;</li> <li>• cause disturbance to Otter at their breeding sites or resting places;</li> <li>• interfere with food availability for Otter.</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 3 - Kanturk-Mallow MD</p>	
<p><b>Policies which could give rise to direct effects on habitats</b></p>	

### Lower River Shannon SAC 2165 - Screening Assessment

- The SAC overlaps with the settlement boundary of Rockchapel. Land zoned within the development boundary is zoned as open space with the rest of the settlement identified as existing built up area. The draft plan proposes the development of 15 additional dwelling units within this settlement. Development within the settlement boundary may have a direct effect on the SAC.

#### **Policies which could give rise indirect effects on habitats**

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site;
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site.

#### **Policies which could encourage development which could cause disturbance risk to relevant species**

- The development of 15 units in close proximity to the SAC may give rise to disturbance related impacts on otters

#### **Policies which could encourage development which could pose a significant direct risk to relevant species**

- Rockchapel WWTP discharges directly into the River Feale, which is part of the SAC. Increases in treated effluent due to the additional 15 dwelling units may pose a risk to the fish species in the SAC as well interfere with food availability for otters

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Lower River Shannon SAC and accordingly, it is determined that Appropriate Assessment is required.

#### **Policies to be considered**

## Lower River Shannon SAC 2165 - Screening Assessment

- Volume 1 - Chapter 2 Core Strategy
- Volume 1 - Chapter 3 Settlements and Placemaking
- Volume 1 - Chapter 4 Housing
- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 1 - Chapter 18 Zoning and Land Use
- Volume 4 Kanturk-Mallow MD – settlement policies for Rockchapel

### Population targets to be considered

- Vol 4 Kanturk-Mallow MD - Proposed population targets for Rockchapel

### Zoning to be Considered

- Existing build-up area in Rockchapel

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

<p><b>Description</b></p>	<p>The River Blackwater is one of the largest rivers in Ireland, draining a major part of Co. Cork and parts of Cos. Kerry, Limerick, Tipperary and Waterford. The site consists of most of the freshwater stretches of the system as well as the estuarine component at Youghal. Tidal influence extends almost to Cappoquin. The Blackwater rises in the east Kerry uplands where Namurian grits and shales build the low heather-covered plateaux. In the lowlands in the Mallow district it passes over limestone and later cuts through ridges of Old Red Sandstone to the south of Cappoquin. Main tributaries include the Rivers Lickey, Bride, Allow and Awbeg. A wide range of habitats associated with the rivers are included within the site, including substantial areas of woodland (deciduous, mixed), scrub, wet grassland, swamp and marsh vegetation, bog, saltmarshes and intertidal sand and mud flats. Areas of improved grassland, arable land and coniferous plantations are included in the site for water quality reasons. The site supports important examples of a range of Annex I habitats, notably estuaries, intertidal mudflats and sandflats, perennial vegetation of stony banks, salt meadows, floating river vegetation, alluvial forests and oak woodlands. Most of these are of good quality and extensive in area. The Blackwater system is an important salmonid fishery and is of high conservation value for <i>Salmo salar</i>. Also supports important populations of <i>Lampetra planeri</i>, <i>L. fluviatilis</i>, <i>Petromyzon marinus</i> and <i>Alosa fallax fallax</i>. Substantial populations of <i>Margaritifera margaritifera</i> occur, while <i>Austropotamobius pallipes</i> is found in the Awbeg River. <i>Lutra lutra</i> is widespread throughout the site and has been subject to detailed surveys. <i>Trichomanes speciosum</i> occurs at one location. Annex I bird species present in the site include breeding <i>Egretta garzetta</i>, <i>Alcedo atthis</i> and <i>Falco peregrinus</i> and wintering <i>cygnus cygnus</i> and <i>Pluvialis apricaria</i>. A good diversity of other winter waterfowl species also occurs.</p> <p>Ref: NPWS Natura 2000 form; 2018</p>
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<b>Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment</b>	
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 18 Blackwater (Munster)</p> <p>Sub-catchments: 18_12 Blackwater[Munster]_SC_010; 18_6 Blackwater[Munster]_SC_020; 18_3 Blackwater[Munster]_SC_030; 18_9 Blackwater[Munster]_SC_040; 18_4 Blackwater[Munster]_SC_050; 18_1 Brogeen_SC_010; 18_18 Dalua_SC_010; 18_26 Dalua_SC_020; 18_2 Blackwater[Munster]_SC_060; 18_7 Blackwater[Munster]_SC_070; 18_23 Blackwater[Munster]_SC_080; 18_21 Blackwater[Munster]_SC_090; 18_13 Awbeg[Buttevant]_SC_010; 18_20 Awbeg[Buttevant]_SC_020; 18_10 Blackwater[Munster]_SC_100; 18_14 Blackwater[Munster]_SC_110; 18_17 Funshion_SC_010; 18_22 Funshion_SC_020; 18_28 Blackwater[Munster]_SC_120; 18_5 Blackwater[Munster]_SC_130; 18_11 Bride[Waterford]_SC_010; 18_25 Bride[Waterford]_SC_020; 18_19 Bride[Waterford]_SC_030; 18_24 Blackwater[Munster]_SC_140; 18_16 Crinnaghtane_SC_010; 18_15 Finisk_SC_010; 18_27 Goish_SC_010; 18_8 Tourig_SC_010</p> <p>Ref: EPA</p>
<b>Water Quality</b>	<p>The Munster Blackwater catchment comprises 28 subcatchments with 158 river water bodies. A river water body is a section of river that is manageable from a monitoring point of view, usually from bridge to bridge. Some larger river water bodies incorporate smaller tributaries.</p> <p>Other water bodies in the catchment are three transitional (estuarine) water bodies (Upper Blackwater M Estuary, Lower Blackwater M Estuary/Youghal Harbour and Lackaroe (Glendine Estuary) and one coastal water body (Youghal Bay).</p>

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

Regarding water quality, of the 22 water bodies that make up the main Blackwater channel, 14 have been assigned as having good ecological status, one is high status, four are moderate status and three are unassigned. Altogether, 96 (61%) of the river water bodies of the Blackwater catchment are at good or high status, with 40 (25%) at less than good status.

Under the EU Water Framework Directive (WFD), unless categorised as a high ecological status (HES) objective water body, all water bodies (rivers, lakes, transitional and coastal waters) must be at least at good ecological status. Any water body at less than good status is at risk of failing to meet its WFD objective. There are 31 high status objective water bodies in the Blackwater catchment, the majority of which are in the upper catchment. Only 17 are at high status. Of the 158 river water bodies in the catchment, 91 are Not at Risk of failing to meet their WFD objectives, 52 are At Risk, and 15 are in Review. The Upper Blackwater M estuary is in Review, The Lower Blackwater M Estuary / Youghal Harbour and Youghal Bay are At Risk and Lackaroe (Glendine Estuary) is in Review

Ref: EPA – Munster Blackwater Catchment Assessment. Version 3; December 2018.

### Qualifying Interests

- Estuaries [1130]
- Mudflats and sandflats not covered by seawater at low tide [1140]
- Perennial vegetation of stony banks [1220]
- Salicornia and other annuals colonising mud and sand [1310]
- Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330]
- Mediterranean salt meadows (*Juncetalia maritimi*) [1410]
- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260]
- Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles [91AO]
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91EO]

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

- *Margaritifera margaritifera* (Freshwater Pearl Mussel) [1029]
- *Austropotamobius pallipes* (White-clawed Crayfish) [1092]
- *Petromyzon marinus* (Sea Lamprey) [1095]
- *Lampetra planeri* (Brook Lamprey) [1096]
- *Lampetra fluviatilis* (River Lamprey) [1099]
- *Alosa fallax fallax* (Twite Shad) [1103]
- *Salmo salar* (Salmon) [1106]
- *Lutra lutra* (Otter) [1355]
- *Trichomanes speciosum* (Killarney Fern) [1421]

Ref: NPWS Designated Site Data, SAC Datasheet

### Conservation Objectives

Objective	Qualifying Interest
Maintain favourable conservation condition	Estuaries [1130]
	Mudflats and sandflats not covered by seawater at low tide [1140]
	Perennial vegetation of stony banks [1220]
	Salicornia and other annuals colonising mud and sand [1310]
	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]
	Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche</i>
	- <i>Batrachion</i> vegetation [3260]
	<i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]

Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment			
		Lampetra planeri (Brook Lamprey) [1096]	
		Lampetra fluviatilis (River Lamprey) [1099]	
		Salmo salar (Salmon) [1106]	
		Trichomanes speciosum (Killarney Fern) [1421]	
	Restore favourable conservation condition	Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]	
		Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]	
		Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]	
		Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]	
		Petromyzon marinus (Sea Lamprey) [1095]	
		Alosa fallax fallax (Twait Shad) [1103]	
	Lutra lutra (Otter) [1355]		
The status of <i>Taxus baccata</i> woods of the British Isles [91J0] as a qualifying Annex I habitat for the Blackwater River (Cork/Waterford) SAC is currently under review.			
Ref: NPWS Conservation Objectives Document Version 1 July 2012			
Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Estuaries [1130]	Good	Good

### Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

Mudflats and sandflats not covered by seawater at low tide [1140]	Good	Good
Perennial vegetation of stony banks [1220]	Good	Good
Salicornia and other annuals colonising mud and sand [1310]	Good	Significant
Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> ) [1330]	Good	Good
Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]	Good	Good
Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]	Excellent	Excellent
Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]	Average	Good
Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ( <i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i> ) [91E0]	Excellent	Good
<i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]	Good	Excellent
<i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]	Average	Significant
<i>Petromyzon marinus</i> (Sea Lamprey) [1095]	Excellent	Good
<i>Lampetra planeri</i> (Brook Lamprey) [1096]	Excellent	Good
<i>Lampetra fluviatilis</i> (River Lamprey) [1099]	Good	Significant
<i>Alosa fallax fallax</i> (Twaite Shad) [1103]	Good	Good
<i>Salmo salar</i> (Salmon) [1106]	Good	Excellent

Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment			
	Lutra lutra (Otter) [1355]	Excellent	Excellent
	Trichomanes speciosum (Killarney Fern) [1421]	Good	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Forestry</li> <li>• Landfill, land reclamation and drying out, general</li> <li>• Railway lines, TGV</li> <li>• Disposal of household/recreational facility waste</li> <li>• Invasive non-native species</li> <li>• Grazing</li> <li>• Nautical sports</li> <li>• Erosion</li> <li>• Roads, motorways</li> <li>• Industrial or commercial areas</li> <li>• Sand and gravel extraction</li> <li>• Urbanised areas, human habitation</li> <li>• Fertilisation</li> <li>• Sport and leisure structures</li> <li>• Mowing/cutting of grassland</li> <li>• Leisure fishing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		

Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment	
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
<b>Strategic Planning Area</b>	The upper Blackwater catchment, Awbeg catchment and the lower Bride are within the North Cork Strategic Planning Area. Sections of the SAC around Mallow and Fermoy are part of the Greater Cork Ring Strategic Planning Area, as is the upper Bride.
<b>Settlements whose boundaries adjoin or overlap with the SAC</b>	<p><b>Kanturk Mallow MD:</b> Mallow, Kanturk, Buttevant, Ballydesmond, Cullen, Kiskeam, Banteer, Lombardstown, Freemount</p> <p><b>Macroom MD:</b> Millstreet</p> <p><b>Fermoy MD:</b> Fermoy, Castletownroche, Conna, Doneraile, Glenville, Killavullen, Ballyhooly, Castleloyns/Bridebridge</p> <p><b>East Cork MD:</b> Youghal</p>
<b>Settlements with hydrological linkage to SAC</b>	<p><b>Kanturk Mallow MD:</b> Mallow, Kanturk, Buttevant, Newmarket, Ballydesmond, Banteer, Boherbue, Knocknagree, Ballyclough, Ballyhea, Bweeng, Castlemagner, Cecilstown, Churchtown, Cullen, Dromahane, Freemount, Glantane, Kilbrin, Kiskeam, Liscarroll, Lombardstown, Lyre, New Twopothouse, Rathcoole, Dromalour</p> <p><b>Macroom MD:</b> Millstreet</p> <p><b>Fermoy MD:</b> Fermoy, Mitchelstown, Rathcormac, Ballyhooly, Castleyons/Bridebridge, Castletownroche, Conna, Doneraile, Glanworth, Glenville, Kildorrery, Kilworth, Ballynoe, Bartlemy, Clondulane, Killavullen, Shanballymore</p> <p><b>East Cork MD:</b> Youghal</p> <p><b>Cobh MD:</b> Watergrasshill</p>

Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment	
Rural Housing Policy Area	<ul style="list-style-type: none"> <li>The upper Blackwater is within the Structurally Weaker Rural Housing Policy Area.</li> <li>Northern section of the SAC, including the Awbeg, is within the Strong Rural Area Housing Policy Area.</li> <li>Sections of the SAC outside Mallow and Fermoy and the entire River Bride are in the Rural Area Under Strong Urban Influence.</li> <li>The SAC around the towns of Millstreet, Newmarket, Kanturk, Mallow and Fermoy are in Town Greenbelt 1-1 and Town Greenbelt 1-2 Rural Housing Policy Areas.</li> <li>The SAC around Buttevant is within the Town Greenbelt 1-1 Rural Housing Policy Area.</li> </ul>
Relevant Population Targets (Settlements) to 2028	<p><b>Kanturk Mallow MD:</b></p> <p>Mallow: 16,046 people (+3587 people, +1,428 new residential units)</p> <p>Kanturk: 3,302 people (+952 people, +323 new residential units)</p> <p>Buttevant: 1,509 people (+539 people, +161 new residential units)</p> <p>Newmarket: 1,280 people (+304 people, +88 new residential units)</p> <p>Ballydesmond: 309 people (+99 people, +30 new residential units)</p> <p>Banteer: 449 people (+94 people, +40 new residential units)</p> <p>Boherbue: 510 people (+176 people, +40 new residential units)</p> <p>Knocknagree: 270 people (+82 people, +25 new residential units)</p> <p>Ballyclough: +20 new residential units</p> <p>Ballyhea: +10 new residential units</p> <p>Bweeng: +10 new residential units</p>



## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

Castlemagner: +10 new residential units

Cecilstown: +13 new residential units

Churchtown: +10 new residential units

Cullen: +14 new residential units

Dromahane: +10 new residential units

Freemount: +20 new residential units

Glantane: +10 new residential units

Kilbrin: +10 new residential units

Kiskeam: +10 new residential units

Liscarroll: +37 new residential units

Lombardstown: +10 new residential units

Lyre: +22 new residential units

New Twopothouse: +5 new residential units

Rathcoole: +10 new residential units

Dromalour: N/A (Other Location)

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

### **Macroom MD:**

Millstreet: 1,884 people (+329 people, +86 new residential units)

### **Fermoy MD:**

Fermoy: 8,864 people (+2,309 people, +804 new residential units)

Mitchelstown: 4,862 people (+1,122 people, +422 new residential units)

Rathcormac: 2,194 people (+432 people, +200 new residential units)

Ballyhooly: 572 people (+97 people, +50 new residential units)

Castleyons/Bridebridge: 446 (+72 people, +40 new residential units)

Castletownroche: 626 people (172 people, +55 new residential units)

Conna: 552 people (+26 people, +30 new residential units)

Doneraile: 1275 people (+495 people, +180 new residential units)

Glanworth: 703 people (+100 people, +50 new residential units)

Glenville: 547 people (+16 people, +50 new residential units)

Kildorrery: 493 people (+136 people, +50 new residential units)

Kilworth: 1150 people (+95 people, +30 new residential units)

Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment	
	<p>Ballynoe: +9 new residential units</p> <p>Bartlemy: +10 new residential units</p> <p>Clondulane: +10 new residential units</p> <p>Killavullen: +20 new residential units</p> <p>Shanballymore: +10 new residential units</p> <p><b>East Cork MD:</b></p> <p>Youghal: 9,635 people (+1,672 people, +453 new residential units)</p> <p><b>Cobh MD:</b></p> <p>Watergrasshill: 1,734 (+388 people, +100 new residential units)</p>
Renewable Energy Policy Area	Wind energy development is normally discouraged along the Blackwater River (Cork/Waterford) SAC Catchment.
Proposed Roads Infrastructure Projects Within rthe Catchment Of The SAC	The draft plan supports investment in the M20 Cork to Limerick Motorway, N20 Mallow Relief Road and improvements of the N72 and N73 (Vol. 1 Chapter 12 TM 16-1 National, Regional and Local Road Network).
Screening Assessment	
Having regard to the Conservation Objectives which apply to the site: the key requirements of this process is to ensure that policies in the draft plan will not:	

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage development which could interfere with natural hydrological processes in the catchment;
- result in increased nutrient loadings in the catchment;
- result in a significantly increased water pollution risk in the catchment;
- hinder or interfere with natural dynamic coastal hydrological processes – i.e. prevent natural retreat of coastal habitats as sea levels rise: interfere with natural circulation of sediments or interfere with natural tidal flooding patterns;
- interfere with natural hydrological processes affecting alluvial woodland sites;
- restrict the free passage of fish;
- cause disturbance to the habitats of fish including spawning grounds: juvenile fish nursery areas;
- restrict free movement of Otter;
- cause disturbance to Otter at their breeding sites or resting places; or
- interfere with food availability for Otter

### Assessment

Volumes reviewed: **Volume 1**; **Volume 3** - Kanturk-Mallow MD: Fermoy MD; **Volume 4** - Macroom MD: East Cork MD

### Policies which could give rise to direct effects on habitats

- The SAC overlaps with a number of settlements (Mallow, Kanturk, Buttevant, Ballydesmond, Cullen, Kiskeam, Lombardstown, Freemount, Millstreet, Fermoy, Castletownroche, Conna, Doneraile, Glenville, Killavullen, Youghal). Policies and objectives that encourage development within these locations can have direct negative effects on the habitats within the SAC:
- Policies and objectives to improvement and development road infrastructure within Natura 2000 sites could give rise to direct effects on habitats within the site.
  - The draft plan supports investment in the M20 Cork to Limerick Motorway and improvements of the N72 and N73 (Vol. 1 **Chapter 12** TM 16-1 National, Regional and Local Road Network). These roads overlap the SAC at a number of point and proposed works could thereby give rise to direct effects on habitats within the site;

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

- An objective for Kanturk include the provision of a new downstream river crossing. This may directly affect the habitats with the SAC (Vol. 3 **Kanturk Mallow MD** - Kanturk KK-U-03).
- Policies which encourage development in areas for recreational and other activities could result in increased pressure on habitats for which this SAC has been designated - (Vol. 1 **Chapter 10 Tourism** TO 10-7 Long Distance Walks, TO 10-8 Walking/Cycling and Greenways):
  - The draft plan recognises the significance of the Blackwater Way as a walking trail. The trail runs through the SAC at many locations. Development at or near these locations may negatively affect habitats within the SAC;
  - The development and maintenance of pedestrian walks within the SAC may cause increased negative pressure on the habitats therein (Volume 3 **Fermoy MD**: Rathcormac, Castlelyons/Bridebridge; **Kanturk Mallow MD**: Mallow, Kanturk, Buttevant, Volume 4 **Macroom MD**: Millstreet)

### Policies which could give rise indirect effects on habitats

- The plan provides for growth within the 46 settlements with hydrological links to the SAC (**Volume 3** - Kanturk Mallow MD, Fermoy MD; **Volume 4** - Macroom MD, East Cork MD, Cobh MD). This growth could have the potential to impact negatively on water quality in the Blackwater. Treated effluent from 29 settlements in the catchment is discharged directly into SAC, with 16 settlements discharging into the catchment, ultimately entering the SAC. Impacts on water quality could arise as a result of increased nutrient inputs associated with increased discharges of treated effluents from wastewater treatment plants and industry and surface water runoff.
- The development and maintenance of pedestrian walks adjacent to the SAC or within its catchment may indirectly cause negative pressure on the habitats therein (Volume 3 **Fermoy MD**: Glenville)
- Proposed road infrastructure development or maintenance with the catchment of the SAC may give rise to indirect effects on habitats within the site. A slip road off the M8 at Fermoy is proposed in Volume 3 (Fermoy MD - Fermoy).
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

- Core Strategy **CS 2-5 North Cork Strategic Planning Area** recognises the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy. Policies which encourage development in areas for tourism, recreational and other activities could result in increased pressure on habitats for which this SAC has been designated - (Vol. 1 **Chapter 10 Tourism TO 10-3: Tourism Opportunities, TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation**):

### Policies which could encourage development which could cause disturbance risks to species

- Policies and objectives that encourage development adjacent to the SAC and within the catchment may give rise to disturbance related impacts on otters Vol 3 **Kanturk Mallow MD, Fermoy MD, Vol 4 Macroom MD, East Cork MD, Cobh MD**)
- The development and maintenance of pedestrian walks within the SAC may give rise to disturbance related issues on otter (Volume 3 **Fermoy MD: Rathcormac, Castlelyons/Bridebridge; Kanturk Mallow MD: Mallow, Kanturk, Buttevant, Volume 4 Macroom MD: Millstreet**)
- An objective for Kanturk is to provide a river crossing downstream of the town. This may cause disturbance related impacts on otter and may impede the movement of fish species (Vol. 3 **Kanturk Mallow MD - Kanturk**)

### Policies which could encourage development which could pose a significant risk to species

- The plan provides for growth within the 46 settlements with hydrological links to the SAC (**Volume 3 - Kanturk Mallow MD, Fermoy MD; Volume 4 - Macroom MD, East Cork MD, Cobh MD**). This growth could have the potential to impact negatively on freshwater pearl mussels and fish species in the Blackwater. Treated effluent from 29 settlements in the catchment is discharged directly into SAC, with 16 settlements discharging into the catchment, ultimately entering the SAC. Increased nutrient inputs could pose a significant risk to the species for which the SAC was designated.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

## Screening Determination

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Blackwater River (Cork/Waterford) SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 - Chapter 2 Core Strategy
- Volume 1 - Chapter 3 Settlements and Placemaking
- Volume 1 - Chapter 4 Housing
- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 10 Tourism
- Volume 1 - Chapter 12 Transport and Mobility
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 1 - Chapter 18 Zoning and Land Use
- Volume 3 - Kanturk-Mallow MD and Fermoy MD;
- Volume 4 - Macroom MD; East Cork MD, Cobh MD

### Population targets to be considered

- Volume 3 - Kanturk-Mallow MD
- Volume 3 - Fermoy MD
- Volume 4 - Macroom MD
- Volume 4 - East Cork MD
- Volume 4 - Cobh MD

### Zoning to be Considered

- Land zoned for residential development within or adjacent to the SAC

## Blackwater River (Cork/Waterford) SAC 2170 - Screening Assessment

- Land zoned for industrial or business development within or adjacent to the SAC
- Land identified to be existing built up area within or adjacent to the SAC in the settlements: Mallow, Fermoy, Kanturk, Ballydesmond, Kiskeam, Millstreet, Freemount, Cullen, Banteer, Dromalour, Lombardstown, Buttevant, Doneraile, Killavullen, Castletownroche, Castlelyons/Bridebridge, Glenville, Conna, Youghal



Bandon River SAC 2171 - Screening Assessment	
<p><b>Description</b></p>	<p>Geologically, the predominant rock formations are Old Red Sandstone to the North with Carboniferous slate in the southern half of the site.</p> <p>The northern section of the site is dominated by a mosaic of exposed rock, heath, upland wet grassland and scrub with small pockets of improved grassland throughout. The area below Long Bridge supports a rare form of wet woodlands on braided channel edges and islands.</p> <p>The southern section of the site has been reclaimed into grassland.</p> <p>The site is important as it contains the Annex I priority habitat Alluvial Forests and the Annex I habitat Floating River Vegetation. The Annex I Bird - Alcedo atthis breeds within the site as do the Annex I animal species Lampetra planeri, and Margaritifera margaritifera. Water quality is very good and the site supports a large population of Margaritifera margaritifera. Cork Co. Council are considering designating the Bandon a salmonid River.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: 20 Bandon-Ilen, Sub-catchment: 20_6 Bandon_SC_010; 20_8 Bandon_SC_020; 20_10 Bandon_SC_030</p> <p>Ref: EPA</p>
<p><b>Water Quality</b></p>	<p>Water quality in Caha_010 is assigned high status. Water Framework Directive risk status is Not at Risk. Water quality in Caha_020, Bandon_010, and Bandon_020 is good status and the WFD risk status is At Risk. Bandon_030 is at moderate status and is At Risk.</p> <p>Diny_010 is at poor status and is At Risk. Bandon_040 is at good status and is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
<p><b>Qualifying Interests</b></p>	<ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</li> <li>• Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</li> </ul>

Bandon River SAC 2171 - Screening Assessment															
	<ul style="list-style-type: none"> <li>• <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</li> <li>• <i>Lampetra planeri</i> (Brook Lamprey) [1096]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>														
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Bandon River SAC 2171 - Screening Assessment			
	albae) [91E0]		
	Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]	Excellent	Good
	Lampetra planeri (Brook Lamprey) [1096]	Excellent	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Leisure fishing</li> <li>• Discharges</li> <li>• Forest and Plantation management &amp; use</li> <li>• Other outdoor sports and leisure activities [than listed in List of Threat and Pressures]</li> <li>• Electricity and phone lines</li> <li>• Flooding modifications</li> <li>• Sand and gravel quarries</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	West Cork Strategic Planning Area		
Settlements whose boundaries overlap with the SAC	Dunmanway		

Bandon River SAC 2171 - Screening Assessment	
Settlements with hydrological linkage to SAC	Dunmanway
Relevant Population Targets (Settlements) to 2028	<ul style="list-style-type: none"> <li>Dunmanway: 2127 people (+472 people, +168 additional residential units)</li> </ul>
Rural Housing Policy Area	Transitional Rural Area  Town Greenbelt 1-1
Proposed Roads Infrastructure Projects Within the Catchment Of The SAC	Upgrading the R586 Regional Road from Bandon to Bantry via Dunmanway and support for designation to National Road Status.  (Volume 1 Chapter 12 - Transport TM 16-1 National, Regional and Local Road Network)
Screening Assessment	
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not: <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> <li>encourage development which could interfere with natural hydrological processes in the catchment;</li> <li>result in increased nutrient loadings in the catchment;</li> <li>result in a significantly increased water pollution risk in the catchment;</li> <li>interfere with natural hydrological processes affecting alluvial woodland sites;</li> <li>restrict the free passage of fish;</li> <li>cause disturbance to the habitats of fish including spawning grounds, juvenile fish nursery areas;</li> <li>restrict free movement of Otter;</li> </ul>	

## Bandon River SAC 2171 - Screening Assessment

- cause disturbance to Otter at their breeding sites or resting places;
- interfere with food availability for Otter.

### Assessment

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies which could give rise to direct effects on habitats

- The settlement boundary of Dunmanway overlaps the SAC. While the section that does occur within the SAC is not zoned, there is an assumption that development can occur within an existing built-up area. Development in this location can have direct negative effects on the habitats within the SAC
- The draft plan supports a proposed upgrade to the R586 Regional Road. This road runs through a section of the SAC. Upgrades to this road could give rise to direct effects on habitats within the SAC (Volume 1 **Chapter 12 - Transport and Mobility** TM 16-1 National, Regional and Local Road Network).

### Policies which could give rise indirect effects on habitats

- The target population of Dunmanway is 1,986 (+331 persons). Development to enable this achievement plus the development of the industrial area (DY-I-01) has the potential to cause nutrient loading and other pollution risks to the SAC;
- An objective of Dunmanway is the promotion of tourism and recreation, and the development of amenity walks along tributaries of the Bandon River. Policies which encourage development in areas for tourism, recreational and other activities could, without mitigation, result in increased pressure on habitats for which this SAC has been designated - (Vol. 1 **Chapter 10 Tourism** TO 10-3: Tourism Opportunities, TO 10-8 Walking/Cycling and Greenways, TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation).
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site

## Bandon River SAC 2171 - Screening Assessment

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

### **Policies which could encourage development which could cause disturbance risks to species**

- Upgrades to the R586 could give rise to disturbance related impacts on otters (Volume 1 **Chapter 12 - Transport and Mobility** TM 16-1 National, Regional and Local Road Network).

### **Policies which could encourage development which could pose a significant risk to species**

- Dunmanway's WWTP discharges directly into the SAC. This poses a significant risk to freshwater pearl mussel and brook lamprey. Plans to increase the population of the town and the amount of treated effluent entering the habitat can only increase that risk (Vol. 5 West Cork MD Dunmanway development objectives)

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Bandon River SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Volume 1 Chapter 2 - Core Strategy
- Volume 1 Chapter 3 - Settlements and Placemaking
- Volume 1 Chapter 4 - Housing
- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 12 - Transport and Mobility
- Volume 1 Chapter 18 - Zoning and Land Use
- Volume 1 Chapter 13 - Energy and Telecommunications

## Bandon River SAC 2171 - Screening Assessment

- Volume 5 West Cork MD – settlement policies for Dunmanway

### **Population targets to be considered**

- Dunmanway: 2127 people (+472 people, +168 additional residential units)

### **Zoning to be Considered**

- Existing build-up area in Dunmanway

## Blackwater River (Kerry) SAC 2173 - Screening Assessment

<p><b>Description</b></p>	<p>This site is situated on the south-western slopes of the Macgillycuddy Reeks, overlooking the Kenmare River inlet. The underlying geology is Old Red Sandstone. The site comprises most of the catchment of the Blackwater River system. Two other main rivers, the Kealduff and Derreendarragh, link into the Blackwater and these rivers are characterised by having numerous tributary streams. The rivers rise at altitudes of up to 600 m and flow quite rapidly over their journey of about 10 km to the sea. The principal habitats within the site are upland grassland and various types of heaths. The grassland is improved to varying extents. Where the peat is deeper blanket bog has developed, though much of this is now cutaway. Deciduous woodland occurs along some of the rivers. Coniferous afforestation is a significant land use within the site.</p> <p>This site has an extensive network of good quality watercourses which support one of the largest populations of <i>Margaritifera margaritifera</i> in the country and has a population of <i>Lutra lutra</i>. The rivers are also important salmonid fisheries and are of high importance for the conservation of <i>Salmo salar</i>. The site contains an internationally important population of <i>Rhinolophus hipposideros</i> (&gt;150 individuals) and includes both the breeding site and the surrounding foraging habitat. <i>Geomalacus maculosus</i> is frequent within the site where suitable open heath habitat occurs. The site includes areas of dry heath.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: Dunmanus-Bantry-Kenmare, Sub-catchment: 21_5 Kealduff_SC_010</p> <p>Ref: EPA</p>



Blackwater River (Kerry) SAC 2173 - Screening Assessment											
<b>Water Quality</b>	<p>The water quality status of Kealduff_010 and Derreendarragh_010 is good and the Water Framework Directive risk status for both river waterbodies is At Risk. Blackwater (Kerry)_010 and Blackwater (Kerry)_020 are at high status and are Not At Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>										
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• European dry heaths [4030]</li> <li>• Geomalacus maculosus (Kerry Slug) [1024]</li> <li>• Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</li> <li>• Salmo salar (Salmon) [1106]</li> <li>• Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>										
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	Lutra lutra (Otter) [1355]										

## Blackwater River (Kerry) SAC 2173 - Screening Assessment

Restore favourable conservation condition	Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]
	Salmo salar (Salmon) [1106]

Ref: NPWS Conservation Objectives Document. Version 1, September 2019

### Current Conservation Condition of Qualifying Interests

Qualifying Interest	Conservation	Global
European dry heaths [4030]	Average	Significant
Geomalacus maculosus (Kerry Slug) [1024]	Excellent	Good
Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]	Excellent	Excellent
Salmo salar (Salmon) [1106]	Excellent	Excellent
Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Excellent	Good
Lutra lutra (Otter) [1355]	Excellent	Excellent

Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.

Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.

Ref: NPWS Designated Site Data, SAC Datasheet

Blackwater River (Kerry) SAC 2173 - Screening Assessment	
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fertilisation</li> <li>• Mechanical removal of peat</li> <li>• Grazing</li> <li>• Roads, motorways</li> <li>• Dispersed habitation</li> <li>• Sylviculture, forestry</li> <li>• Modification of cultivation practices</li> </ul> <p>Ref: NPWS Natura 2000 Data Form Year</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SAC	N/A
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A

## Blackwater River (Kerry) SAC 2173 - Screening Assessment

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage development which could interfere with natural hydrological processes in the catchment;
- result in increased nutrient loadings in the catchment;
- result in a significantly increased water pollution risk in the catchment;
- restrict the free passage of fish;
- cause disturbance to the habitats of fish including spawning grounds, juvenile fish nursery areas;
- restrict free movement of Otter;
- cause disturbance to Otter at their breeding sites or resting places;
- interfere with food availability for Otter.

### Assessment

Volumes reviewed: Volume 1;

### Policies which could give rise to direct effects on habitats

### Blackwater River (Kerry) SAC 2173 - Screening Assessment

- There are no County Cork settlements in close proximity to the SAC

#### **Policies which could give rise indirect effects on habitats**

There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Blackwater River (Kerry) SAC and accordingly, it is determined that no further action is required.

Farranamanagh Lough SAC 2189 - Screening Assessment	
<b>Description</b>	<p>Farranamanagh Lough is a small, shallow (2 m), sedimentary lagoon situated on the south side of the Sheep’s Head peninsula in west Co. Cork. It is separated from the sea by a stony ridge. Seawater enters through a narrow outlet by percolation and overtopping the stony barrier at high tide and during storms. Salinity varies considerably (2-25 ppt) depending on rainfall and seawater incursions. Bedrock is Old Red Sandstone and soils are generally peaty podzols and acid brown earths. Land surrounding the lagoon is a mix of rocky heath, wet grassland, marsh vegetation and wet scrub. Salt marsh fringes the lagoon along the eastern shore.</p> <p>Although small, the lagoon habitat is almost completely natural and is representative of a type of lagoon (sedimentary with inlet) of which there are only six known in the country. <i>Ruppia</i> sp. is abundant. The fauna is relatively poor but typically brackish (<i>Palaemonetes varians</i>, <i>Neomysis integer</i>, <i>Jaera nordmanni</i>), with two rare species (<i>Allomelita pellucida</i>, <i>Stenus lustrator</i>). This is a good example of a lagoon in miniature, situated in an area of varied habitats. The site also displays a good, and sizeable, example of a cobble and boulder curved barrier. This stony bank is well vegetated on the plateau and landward side, and long-term stability is indicated by the presence of lichens.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 21 Dunmanus-Bantry-Kenmare, Sub-catchment: 21_3 Fahane_SC_010</p> <p>Ref: EPA</p>
<b>Water Quality</b>	<p>Water quality in Farranamanagh Lough is unassigned. Water Framework Directive risk status is Review. Water quality in Kilcrohane_010 is unassigned and its WFD risk status is Not at Risk. Water quality in Dunmanus Bay is unassigned and its WFD risk status is Review.</p>

Farranamanagh Lough SAC 2189 - Screening Assessment												
	Ref: EPA WFD Status 2013-2018.											
Qualifying Interests	<ul style="list-style-type: none"> <li>• Coastal lagoons [1150]</li> <li>• Perennial vegetation of stony banks [1220]</li> </ul> Ref: NPWS Designated Site Data, SAC Datasheet											
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Coastal lagoons [1150]</td> </tr> <tr> <td>Restore favourable conservation condition</td> <td>Perennial vegetation of stony banks [1220]</td> </tr> </tbody> </table> Ref: NPWS Conservation Objectives Document – Version 1, January 2018			Objective	Qualifying Interest	Maintain favourable conservation condition	Coastal lagoons [1150]	Restore favourable conservation condition	Perennial vegetation of stony banks [1220]			
Objective	Qualifying Interest											
Maintain favourable conservation condition	Coastal lagoons [1150]											
Restore favourable conservation condition	Perennial vegetation of stony banks [1220]											
Current Conservation Condition of Qualifying Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Coastal lagoons [1150]</td> <td>Good</td> <td>Good</td> </tr> <tr> <td>Perennial vegetation of stony banks [1220]</td> <td>Good</td> <td>Good</td> </tr> </tbody> </table> <p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> Ref: NPWS Designated Site Data, SAC Datasheet			Qualifying Interest	Conservation	Global	Coastal lagoons [1150]	Good	Good	Perennial vegetation of stony banks [1220]	Good	Good
Qualifying Interest	Conservation	Global										
Coastal lagoons [1150]	Good	Good										
Perennial vegetation of stony banks [1220]	Good	Good										
Threats and Pressures	<ul style="list-style-type: none"> <li>• Wave exposure changes</li> </ul>											

Farranamanagh Lough SAC 2189 - Screening Assessment	
	<ul style="list-style-type: none"> <li>• Removal of beach materials</li> </ul> Ref: NPWS Natura 2000 Data Form 2018
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap with the SAC	None. Kilcrohane is situated close to the site
Settlements with hydrological linkage to SAC	None
Relevant Population Targets (Settlements) to 2028	<ul style="list-style-type: none"> <li>• Kilcrohane +15 additional residential units</li> </ul>
Rural Housing Policy Area	Tourism and Rural Diversification
Screening Assessment	
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not: <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC</li> <li>• encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats</li> </ul> Volumes reviewed: Volume 1 and Volume 5 West Cork MD	



## Farranamanagh Lough SAC 2189 - Screening Assessment

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site.
- An objective for Kilcrohane is to develop a looped amenity walk along the shoreline from Kilcrohane Pier to Farranamanagh Lake and back toward the village. Such a development could result in increased pressure on the habitats as the shoreline from Kilcrohane Pier to Farranamanagh Lake is in the SAC (Vol 1 **Chapter 7** Marine - Coastal Amenities; Vol. 5 **West Cork** - Kilcrohane).

### Policies Which Could Give Rise Indirect Effects on Habitats

- Policies which attract and encourage increased recreational and other activities in coastal areas could result in increased pressure on habitats for which this SAC has been designated:
  - Kilcrohane is in close proximity to the SAC. An objective for the village supports the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village (**Chapter 10** - Tourism TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation; Vol. 5 **West Cork** - Kilcrohane)
  - The Sheep's Head Peninsula forms part of the Wild Atlantic Way and the draft plan acknowledges the peninsula as an amenity for walking and cycling. The Wild Atlantic Way route passes through the SAC as does the Sheep's Head Way (**Chapter 10** - Tourism TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-7 Long Distance Walks, TO 10-8 Walking/Cycling and Greenways)
- Kilcrohane is situated close to the north-west of the site. Population growth is proposed for Kilcrohane (+20 additional dwelling units). Kilcrohane's WWTP discharges into the Kilcrohane Stream which enters into Dunmanus Bay in close proximity to the SAC. Nutrient loading in the SAC may lead to growth of negative indicator species.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

## Screening Determination

## Farranamanagh Lough SAC 2189 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Farranamanagh SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 5 West Cork - Settlement policies for Kilcrohane

### **Population targets to be considered**

- Kilcrohane +15 additional residential units

### **Zonings to Be Considered**

- None

Moanour Mountain SAC 2257						
<b>Description</b>	<p>The site occurs on the north-western slope of Moanour Mountain, an outlying ridge of the Galtee Mountains. Much of the remainder of this mountainous ridge has been afforested. A fine altitudinal transition is seen from upland acid grassland on mineral soil at the lower elevations to wet and dry heaths on peats higher up. The wet heath grades into incipient blanket bog at the highest level. The only landuse in the site is grazing by sheep.</p> <p>This site supports good examples of heath vegetation, typical for the region</p> <p>Ref: NPWS Natura 2000 form 2018</p>					
<b>Catchment and Sub-catchment details</b>	N/A					
<b>Water Quality</b>	N/A					
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>					
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Maintain favourable conservation condition</td> <td>Northern Atlantic wet heaths with Erica tetralix [4010]</td> </tr> <tr> <td>European dry heaths [4030]</td> </tr> </tbody> </table>	Objective	Qualifying Interest	Maintain favourable conservation condition	Northern Atlantic wet heaths with Erica tetralix [4010]	European dry heaths [4030]
Objective	Qualifying Interest					
Maintain favourable conservation condition	Northern Atlantic wet heaths with Erica tetralix [4010]					
	European dry heaths [4030]					

Moanour Mountain SAC 2257												
	Ref: NPWS Conservation Objectives Document. Version 1, April 2019											
Current Conservation Condition of Qualifying Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Northern Atlantic wet heaths with Erica tetralix [4010]</td> <td>Average</td> <td>Significant</td> </tr> <tr> <td>European dry heaths [4030]</td> <td>Average</td> <td>Significant</td> </tr> </tbody> </table>			Qualifying Interest	Conservation	Global	Northern Atlantic wet heaths with Erica tetralix [4010]	Average	Significant	European dry heaths [4030]	Average	Significant
	Qualifying Interest	Conservation	Global									
	Northern Atlantic wet heaths with Erica tetralix [4010]	Average	Significant									
	European dry heaths [4030]	Average	Significant									
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p>												
Ref: NPWS Designated Site Data, SAC Datasheet												
Threats and Pressures	<ul style="list-style-type: none"> <li>Walking, horseriding and non-motorised vehicles</li> <li>Grazing</li> <li>Sylviculture, forestry</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>											
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas												
Strategic Planning Area	N/A											

### Moanour Mountain SAC 2257

Settlements whose boundaries overlap with the SAC

N/A

Settlements with hydrological linkage to SAC

N/A

Rural Housing Policy Area

N/A

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC

#### Assessment

Volumes reviewed: Volume 1

#### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

#### Policies which could give rise indirect effects on habitats

- There are no policies in the Plan that would have an impact on the SAC

### Screening Determination

It is considered that there is no potential for the impact on the Moanour Mountain SAC and accordingly, it is determined that no further action is required.



Dunbeacon Shingle SAC 2280 - Screening Assessment					
<b>Description</b>	<p>The site is located in Dunmanus Bay, in the extreme south-west of Co. Cork. It comprises a mosaic of coastal habitats, with substantial areas of salt marsh, including pools, freshwater marsh and heath. Scrub woodland and a small area of wet woodland is also present. An area of unmanaged damp grassland and some areas of improved grassland are included.</p> <p>While small in area, this site contains a good example of vegetated shingle ridges occurring in association with salt marsh, lagoon and heath habitats. It supports a typical flora, including lichens, and is of high quality.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Perennial vegetation of stony banks [1220]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document – Version 1, December 2017</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Perennial vegetation of stony banks [1220]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Perennial vegetation of stony banks [1220]				

Dunbeacon Shingle SAC 2280 - Screening Assessment									
Current Conservation Condition of Qualifying Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Perennial vegetation of stony banks [1220]</td> <td>Excellent</td> <td>Good</td> </tr> </tbody> </table>			Qualifying Interest	Conservation	Global	Perennial vegetation of stony banks [1220]	Excellent	Good
	Qualifying Interest	Conservation	Global						
	Perennial vegetation of stony banks [1220]	Excellent	Good						
<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>									
Threats and Pressures	<p>No threats or pressures have been recorded</p> <p>Ref: NPWS Natura 2000 Data Form 2018</p>								
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	West Cork Strategic Planning Area								
Settlements whose boundaries overlap with the SAC	None								
Settlements with hydrological linkage to SAC	None								
Rural Housing Policy Area	Tourism and Rural Diversification								
Screening Assessment									



## Dunbeacon Shingle SAC 2280 - Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats.

### Assessment

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site.

### Policies Which Could Give Rise Indirect Effects on Habitats

- Policies which encourage increased recreational and other activity within coastal and marine areas could in increase human activity on sensitive coastal habitats - (Vol 1 **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way)
  - The Mizen Head Peninsula forms part of the Wild Atlantic Way which runs adjacent to the SAC

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Dunbeacon Shingle SAC and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Vol 1 Chapter 10 - Tourism

## Dunbeacon Shingle SAC 2280 - Screening Assessment

### Population targets to be considered

- None

### Zonings to Be Considered

- None

Reen Point Shingle SAC 2281 - Screening Assessment					
<b>Description</b>	<p>The site is located in Dunmanus Bay, in the extreme south-west of Co. Cork. It comprises a small headland, the inner part of which is improved grassland and not part of the site. Shingle bars occur on both sides of the headland and merge with heath, salt marsh and a small lagoon. On the seaward side, the shingle is associated with bedrock shore.</p> <p>While small in area, the site contains an important example of a vegetated shingle spit in association with a small lagoon. It supports a typical flora, including lichens, and is of high quality.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>• Perennial vegetation of stony banks [1220]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Perennial vegetation of stony banks [1220]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document – Version 1, November 2017</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Perennial vegetation of stony banks [1220]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Perennial vegetation of stony banks [1220]				

Reen Point Shingle SAC 2281 - Screening Assessment			
Current Conservation Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Perennial vegetation of stony banks [1220]	Excellent	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>Wave exposure changes</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	West Cork Strategic Planning Area		
Settlements whose boundaries overlap with the SAC	None		
Settlements with hydrological linkage to SAC	None		
Relevant Population Targets (Settlements) to 2028	N/A		

## Reen Point Shingle SAC 2281 - Screening Assessment

Rural Housing Policy Area	Tourism and Rural Diversification
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### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;
- encourage unsustainable recreational or other activities within the SAC which could result in damage to coastal habitats.

### Assessment

Volumes reviewed: Volume 1 and Volume 5 West Cork MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SAC is zoned for development and no development boundaries overlap or are adjacent to the site.

### Policies Which Could Give Rise Indirect Effects on Habitats

- Policies which encourage increased recreational and other activity within coastal and marine areas could in increase human activity on sensitive coastal habitats - (Vol 1 **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, TO 10-7 Long Distance Walks, TO 10-8 Walking/Cycling and Greenways)
  - The Sheep's Head Peninsula forms part of the Wild Atlantic Way which runs adjacent to the SAC
  - The draft plan acknowledges the peninsula as an amenity for walking and cycling.

### Screening Determination

## Reen Point Shingle SAC 2281 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Reen Point SAC and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 10 - Tourism

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

- None

Glanlough Woods SAC 2315 - Screening Assessment					
<b>Description</b>	<p>The site consists of an old disused farmhouse located in a fairly isolated area in south Kerry. Adjacent habitats include improved grassland and broadleaved woodland. The woodland provides suitable foraging areas for the bats.</p> <p>This site supports an internationally important summer roost of lesser horseshoe bats. The site is in poor condition but provides undisturbed roosting cond</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Qualifying Interests</b>	<ul style="list-style-type: none"> <li>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td>Maintain favourable conservation condition</td> <td>Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document. Version 1, September 2018</p>	Objective	Qualifying Interest	Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]
Objective	Qualifying Interest				
Maintain favourable conservation condition	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]				

Glanlough Woods SAC 2315 - Screening Assessment			
Current Conservation			
Condition of Qualifying Interests	Qualifying Interest	Conservation	Global
	Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]	Good	Good
	<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>		
Threats and Pressures	<ul style="list-style-type: none"> <li>Grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	N/A		
Settlements whose boundaries overlap with the SAC	N/A		



Glanlough Woods SAC 2315 - Screening Assessment	
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A
Renewable Energy Policy Area	N/A
Proposed Roads Infrastructure Projects Within The Catchment Of The SAC	N/A
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to qualifying interest habitats and to other habitats of high natural value within the SAC;</li> </ul>	

## Glanlough Woods SAC 2315 - Screening Assessment

- restrict movement of qualifying interest species, including movement of commuting bats around nursery and other roost sites;
- cause significant risk of disturbance (including light disturbance) to bats at their breeding sites or resting places;

### Assessment

Volumes reviewed: Volume 1 and Volume 5 - West Cork MD;

### Policies which could give rise to direct effects on habitats

- There are no County Cork settlements in close proximity to the SAC

### Policies which could give rise indirect effects on habitats

There are no policies in the Plan that would have an impact on the SAC

## Screening Determination

It is considered that there is no potential for the impact on the Glanlough Woods SAC and accordingly, it is determined that no further action is required.

Old Head of Kinsale SPA 4021	
Description	<p>The Old Head of Kinsale is a 5 km long headland formed of steeply inclined beds of rock. These are of geological interest as they show a cross section of the transition between the Devonian and Carboniferous periods. The SPA site comprises a section of the cliffs on the western side of the narrow isthmus leading to the Head. These are vertical rock cliffs providing optimum habitat for ledge nesting seabirds. Maritime grassland and heath occur above the steep cliffs though part of this has now been converted to amenity grassland as a golf course. The site includes the adjacent marine area to a distance of 200 m from the cliff base.</p> <p>The Old Head holds the largest seabird colony on the south coast between the Bull Rock and the Saltee Islands. It supports nationally important populations of <i>Rissa tridactyla</i> and <i>Uria aalge</i> (c. 2% of the all-Ireland totals of each), as well as smaller numbers of <i>Fulmarus glacialis</i> and <i>Alca torda</i>. Populations of both <i>Rissa tridactyla</i> and <i>Alca torda</i> have declined since the late 1980s. <i>Pyrrhocorax pyrrhocorax</i> and <i>Falco peregrinus</i>, which breed elsewhere on the Head, are regularly seen within the SPA site. The seabird populations are well monitored and the site is a designated Refuge for Fauna.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Qualifying Interests	<ul style="list-style-type: none"> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188}</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> </ul>

Old Head of Kinsale SPA 4021												
	Ref: NPWS Designated Site Data, SPA Datasheet											
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<p>Conservation: Degree of conservation of the structure and functions of the natural habitat type concerned and restoration possibilities.</p> <p>Global: Global assessment of the value of the site for conservation of the natural habitat type concerned.</p>												
Ref: NPWS Designated Site Data, SPA Datasheet												
Threats and Pressures	<ul style="list-style-type: none"> <li>• Golf course</li> <li>• Outdoor sports and leisure activities, recreational activities</li> </ul>											
Ref: NPWS Natura 2000 Data Form 2018												

Old Head of Kinsale SPA 4021	
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	Greater Cork Ring Strategic Planning Area
Settlements whose boundaries overlap with the SPA	None
Settlements with hydrological linkage to SPA	None
Rural Housing Policy Area	Rural Area Under Strong Urban Influence
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 - Bandon-Kinsale</p>	
<p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p>	

## Old Head of Kinsale SPA 4021

- No land within the SPA is zoned for development and no development boundary overlaps with the SPA.

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- Policies and objectives that encourage the increased recreational and other activity within coastal and marine - (Vol. 1 **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way).

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- Policies and objectives that encourage the increased recreational and other activity within coastal and marine - (Vol. 1 **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way).

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Old Head of Kinsale SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 10

### **Population targets to be considered**

- None

### **Zonings to Be Considered**

## Old Head of Kinsale SPA 4021

- No zoning to be considered

## Ballycotton Bay SPA 4022 - Screening Assessment

<p><b>Description</b></p>	<p>Situated on the south coast, Ballycotton Bay is an east-facing coastal complex, which stretches northwards from Ballycotton towards Garryvoe, a distance of c. 3 kilometres. The site is characterised by two sheltered inlets which receive the flows of several small rivers. The southern inlet had been lagoonal in character (Ballycotton Lake) but breaching of the shingle barrier in recent times has seen the area revert back to estuarine conditions. The principal habitat is intertidal sandflats, which are mostly well exposed. Sandy beaches are well represented. Salt marshes fringe the flats in the sheltered inlets, and these provide high tides roosts. Fringes of <i>Phragmites australis</i> occur where there are freshwater influences. The site includes some marginal grassland fields which are used by a range of waterfowl species. A small area of shallow marine water is also included.</p> <p>The site supports an excellent diversity of wintering waterfowl species and has nationally important populations of nine species: <i>Anas crecca</i>, <i>Charadrius hiaticula</i>, <i>Pluvialis apricaria</i>, <i>Pluvialis squatarola</i>, <i>Vanellus vanellus</i>, <i>Limosa limosa</i>, <i>Limosa lapponica</i>, <i>Numenius arquata</i> and <i>Arenaria interpres</i>. Formerly it was of importance for <i>Cygnus columbianus bewickii</i> but the birds have abandoned the site since the reversion of the lagoonal habitat to estuarine conditions. Ballycotton Bay is also important for wintering gulls, especially <i>Larus fuscus</i> in autumn and early winter. <i>Larus fuscus</i> and <i>Larus canus</i> occur in numbers of national importance. Passage waders, such as <i>Philomachus pugnax</i> and <i>Calidris minuta</i>, are regular, especially in autumn. The site provides both feeding and roosting areas for the waterfowl species. <i>Acrocephalus scirpaceus</i> breeds at the site, which is near the western edge of the range of the species in Ireland. Wintering bird populations are well monitored. The Red Data Book plant <i>Crambe maritima</i> occurs.</p>
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Ballycotton Bay SPA 4022 - Screening Assessment																					
	Ref: NPWS Natura 2000 form 2018																				
Catchment and Sub-catchment details	Catchment: 19 Lee, Cork Harbour and Youghal Bay, Sub-catchment: 19_12 Farrannamanagh_SC_010Ref: EPA																				
Water Quality	Water quality status in Killmachill_010, Shanagarry_010 and Ardnahinch_010 is unassigned. Water Framework Directive risk status is Review.  Water quality status in Ballycotton Bay is unassigned and the WFD risk status is Not at Risk.  Ref: EPA WFD Status 2013-2018.																				
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Ballycotton Bay SPA 4022 - Screening Assessment																			
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<b>Conservation Objectives</b>	<ul style="list-style-type: none"> <li>• Maintain favourable conservation condition – all species.</li> <li>• Maintain the favourable conservation condition of the wetland habitat in Ballymacoda Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul> <p>Ref: NPWS Conservation Objectives Document – Version 1, August 2014</p>																		
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Ballycotton Bay SPA 4022 - Screening Assessment							
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<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Urbanised areas, human habitation</li> <li>• Grazing</li> <li>• Fertilisation</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Reclamation of land from sea, estuary or marsh</li> <li>• Erosion</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>						
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas							
<b>Strategic Planning Area</b>	Greater Cork Ring Strategic Planning Area - target population increase of x to be directed primarily to main settlements within the Greater Cork Ring.						
<b>Settlements whose boundaries overlap or adjoin the SPA</b>	Ballycotton  Shanagarry/Garryvoe.						

Ballycotton Bay SPA 4022 - Screening Assessment	
Settlements with hydrological linkage to SPA	Ballycotton Shanagarry/Garryvoe
Relevant population targets (settlements)	Ballycotton +45 additional residential houses Shanagarry/Garryvoe +70 additional residential houses
Rural Housing Policy Area	This SPA is within the area identified as a Rural Area under Strong Urban Influence in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links to the area.
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process are to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development, cycleways, walking trails or paths);</li> <li>• encourage development which could pose a significant direct mortality risk to relevant bird species at locations;</li> <li>• encourage development which could result in significantly increased nutrient loadings to the estuary; or</li> <li>• encourage development which could result in a significantly increased water pollution risk to the estuary.</li> </ul>	
<b>Assessment</b>	

## Ballycotton Bay SPA 4022 - Screening Assessment

Volumes reviewed: Volume 1 and Volume 4 – East Cork

### **Policies which could give rise to direct effects on habitats**

- There is no overlapping of settlement boundaries with the SPA boundary and no lands within either settlement in areas adjoining the SPA are zoned for development. Land identified as part of the existing built up area adjoins the SPA in both the settlements of Ballycotton and Shanagarry/Garryvoe). Development in these areas could pose disturbance related impacts to birds and could increase potential for pollution risk in the bay;

### **Policies which could give rise indirect effects on habitats**

- Ballycotton and Shanagarry/Garrvoe both have a hydrological linkage to the SPA and treated effluent from WWTP's in these settlements is discharged to Ballycotton Bay and could contribute to nutrient loading pressures within the estuary. The plan proposes increases in population growth in each settlement. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of feeding habitat available to overwintering bird species;
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

### **Policies which could encourage development which could cause disturbance risks to birds**

- The vision for the adjoining settlements – Ballycotton and Shanagarry/Garryvoe is to promote and encourage tourism activity. Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to birds (Vol. 1 **Chapter 7 Marine, Coastal and Islands Coastal Amenities, Chapter 10 Tourism** TO 10-4: Developing the Marine Leisure Sector, TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation; Vol 4. **East Cork MD**);

## Ballycotton Bay SPA 4022 - Screening Assessment

- Part of Ballycotton's vision is to promote and developing the fishing sector. Development in or near the SPA may result in increased disturbance related impacts to birds (Vol. 1 **Chapter 8 Economy and Employment** Fishing and Aquaculture)

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- This SPA is located in part of the county where wind energy developments are normally discouraged. There is no potential risk of impact to this SPA associated with onshore wind energy development.

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Ballycotton Bay SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 8 - Economic Development
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 4 Development policies Ballycotton and Shanagarry/Garryvoe.

## Ballycotton Bay SPA 4022 - Screening Assessment

### Population targets to be considered

- Ballycotton +45 additional residential houses
- Shanagarry/Garryvoe +70 additional residential houses

### Zonings to Be Considered

- land identified to be existing built up area adjacent to the SPA in the settlements of Ballycotton and Shanagarry/Garryvoe.

Ballymacoda Bay SPA 4023 - Screening Assessment	
<b>Description</b>	<p>The site comprises of the estuary of the Womanagh River, a substantial river which drains a large agricultural catchment. The inner part of the site is well sheltered by a stabilised sandy peninsula (Ring peninsula) and includes the tidal section of the river as far as Crompaun Bridge. Sediments here are mostly muds or muddy sands, and salt marshes are well developed. The outer part of the site is well exposed and sediments here are mostly fine, rippled sands. An area of shallow marine water is included. Usage of the site is low, with low-level recreation on the sandy beaches.</p> <p>Ballymacoda Bay is the second most important site for wintering waterfowl on the south coast after Cork Harbour. The site has internationally important numbers of Black-tailed Godwit and Lesser Black-backed Gull and is the most important site in the country for Lesser Black-backed Gull during autumn. Nationally important numbers of a further 16 species are found in the site. Of particular note is that it holds 9.6% of the national total for Golden Plover, 9.2% of the total for Grey Plover, 4.3% for Bar-tailed Godwit and 3.2% for Sanderling. Ballymacoda Bay is a regular site for passage waders such as Ruff, Curlew Sandpiper and Whimbrel. It is also an important site for wintering gulls, especially Common Gull. The site provides both feeding and roosting areas for the waterfowl species and habitat quality for most of the estuarine habitats is very good. Wintering bird populations have been well monitored since the 1970s.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment 19 Lee, Cork Harbour, Youghal Bay, Sub-catchment 19_16 Womanagh</p> <p>Ref: EPA</p>



Ballymacoda Bay SPA 4023 - Screening Assessment																									
<b>Water Quality</b>	<p>Water quality in Womanagh_030 and Gortavadda_010 is unassigned and the Water Framework Directive risk status for both river water bodies is Review. The water quality status in Womanagh Estuary is unassigned and its WFD risk status is Review. The water quality in Youghal Bay is moderate and is At Risk of failing to meet its WFD objectives.</p> <p>Ref: EPA WFD Status 2013-2018.</p>																								
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Ballymacoda Bay SPA 4023 - Screening Assessment		
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	Common Gull ( <i>Larus canus</i> ) [A182]	Site regularly supports 1% or more of the all-Ireland (winter) population
	Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]	Site regularly supports 1% or more of the all-Ireland (winter) population
	Wetland and Waterbirds [A999]	Of importance for non-breeding (wintering) migratory waterbirds.
Ref: NPWS Ballymacoda Bay SPA, Conservation Objectives Supporting Document, ver 1 2014.		
<b>Conservation Objectives</b>	<ul style="list-style-type: none"> <li>• Maintain favourable conservation condition – all species.</li> <li>• Maintain the favourable conservation condition of the wetland habitat in Ballymacoda Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul>	
Ref: NPWS Conservation Objectives Document – Version 1, February 2015		
<b>Current Conservation Condition of Special Conservation Interest Species</b>	<b>Qualifying Interest</b>	
	<b>Site Conservation Condition</b>	
	Wigeon ( <i>Anas penelope</i> ) [AO50]	(Intermediate) Unfavourable
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### Ballymacoda Bay SPA 4023 - Screening Assessment

Lapwing ( <i>Vanellus vanellus</i> ) [A142]	Highly Unfavourable
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Ref: NPWS Ballymacoda Bay SPA, Conservation Objectives Supporting Document, ver 1 2014.

#### Threats and Pressures

- Grazing
- Walking, horseriding and non-motorised vehicles
- Invasive non-native species
- Hunting
- Fertilisation

Ref: NPWS Natura 2000 Data Form Date

Ballymacoda Bay SPA 4023 - Screening Assessment	
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	Greater Cork Ring Strategic Planning Area - target population increase of x to be directed primarily to main settlements within the Greater Cork Ring.
Settlements whose boundaries overlap with or adjoin the SPA	None. The small settlement of Ballymacoda is located in close proximity to the SPA.
Settlements with hydrological linkage to SPA	Ballymacoda, Ladysbridge, Castlemartyr, Mogeely and Killeagh
Relevant Population Targets (Settlements)	<p>Killeagh: 1,179 people (+280 people, + 135 additional residential units)</p> <p>Castlemartyr: 2,080 (+480 people, + 227 additional residential units)</p> <p>Ballymacoda: +12 residential units</p> <p>Ladysbridge: +40 residential units</p> <p>Mogeely: +48 residential units</p>
Rural Housing Policy Area	This SPA is within the area identified as a Rural Area under Strong Urban Influence in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links to the area.

## Ballymacoda Bay SPA 4023 - Screening Assessment

Renewable Energy Policy Area	Wind energy development is normally discouraged
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### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct risk to relevant bird species;
- result in significantly increased nutrient loadings to the estuary;
- result in a significantly increased water pollution risk to the estuary

### Assessment

Volumes reviewed: Volume 1 and Volume 4 - East Cork

#### Policies which could give rise to direct effects on habitats

- No policies of the draft plan direct development into the SPA.

#### Policies which could give rise indirect effects on habitats

- A number of settlements have a hydrological linkage to the SPA. Treated effluent from WWTP's in these settlements is discharged to rivers which discharge into the Ballymacoda Estuary and could contribute to nutrient loading pressures within the estuary. These are Ballymacoda, Ladysbridge, Castlemartyr, Mogeely and

## Ballymacoda Bay SPA 4023 - Screening Assessment

Killeagh. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of feeding habitat available to overwintering bird species;

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

### **Policies which could encourage development which could cause disturbance risks to birds**

- Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to bird – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way and Ancient East, 10-4 Marine Leisure).

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- No policy identified

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Ballymacoda Bay SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Island

## Ballymacoda Bay SPA 4023 - Screening Assessment

- Vol 1 Chapter 10 -Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications,
- Vol. 4 East Cork: development policies for Ballymacoda, Ladysbridge, Castlemartyr, Mogeely and Killeagh

### Population targets to be considered

- Killeagh: 1,179 people (+280 people, + 135 additional residential units)
- Castlemartyr: 2,080 (+480 people, + 227 additional residential units)
- Ballymacoda: +12 residential units
- Ladysbridge: +40 residential units
- Mogeely: +48 residential units

### Zonings to Be Considered

- None

<b>Blackwater Estuary SPA 4028 - Screening Assessment</b>	
<b>Description</b>	<p>The Blackwater Estuary SPA is a relatively small, sheltered south-facing estuary, which extends from below Youghal Bridge to the Ferry Point peninsula, close to where the river enters the sea. It comprises a section of the main channel of the River Blackwater. At low tide, intertidal flats are exposed. On the eastern side the intertidal channel extending as far as Kinsalebeg and Moord Cross Roads is included, while on the west side the site includes much of the estuary of the Tourig River. The intertidal sediments are mostly muds or sandy muds reflecting the sheltered conditions of the estuary. The sediments have a macrofauna typical of muddy sands, with polychaete worms and bivalves well-represented. Salt marshes occur along the sheltered inlets. A low-lying field which provides an important roost is included.</p> <p>The Blackwater Estuary is of high ornithological importance for wintering waterfowl, providing good quality feeding areas for a diversity of waterfowl species. At high tide, the birds roost along the shoreline and salt marsh fringe. The site supports an internationally important population of <i>Limosa limosa</i> (over 5% of the national total). It supports a further eight species in numbers of national importance: <i>Tadorna tadorna</i>, <i>Anas penelope</i>, <i>Pluvialis apricaria</i>, <i>Vanellus vanellus</i>, <i>Calidris alpina</i>, <i>Numenius arquata</i>, <i>Tringa totanus</i> and <i>Tringa nebularia</i>. A population of <i>Limosa lapponica</i> exceeds the threshold for national importance in some winters. <i>Egretta garzetta</i> breeds locally and the Blackwater Estuary is a main feeding area. The site is important for gulls and attracts substantial numbers of <i>Larus fuscus</i> in autumn and winter. The Blackwater Estuary has been well-studied, with waterfowl counts extending back to 1974.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 18 Blackwater (Munster), Sub-catchment: 18_8 Tourig_SC_010</p>



Blackwater Estuary SPA 4028 - Screening Assessment																					
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<b>Water Quality</b>	<p>Water quality in Lower Blackwater Estuary / Youghal Harbour is assigned moderate status. Water Framework Directive risk status is At Risk.</p> <p>Water quality in Tourig_010 and Tourig_020 is at good status and the WFD risk status for both river waterbodies is Not at Risk. Water quality status in Muckridge_010 is unassigned and its WFD risk status is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>																				
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Blackwater Estuary SPA 4028 - Screening Assessment																			
<b>Conservation Objectives</b>	<ul style="list-style-type: none"> <li>• Maintain favourable conservation condition – all species.</li> <li>• Maintain the favourable conservation condition of the wetland habitat in the Blackwater Estuary SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul> <p>Ref: NPWS Conservation Objectives Document, Version 1.0, May 2012</p>																		
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<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Hunting</li> <li>• Fertilisation</li> <li>• Roads, motorways</li> <li>• Leisure fishing</li> </ul>																		

Blackwater Estuary SPA 4028 - Screening Assessment	
	<ul style="list-style-type: none"> <li>• Nautical sports</li> <li>• Urbanised areas, human habitation</li> <li>• Grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	Greater Cork Ring Strategic - target population increase of x to be directed primarily to main settlements within the Greater Cork Ring.
Settlements whose boundaries overlap with or adjoin the SPA	Youghal. Parts of the of the SPA are zoned as open space in the townland of Foxhole and a small portion of the SPA lies within the Town Greenbelt. Some of the estuarine portion of the SPA which lies within the settlement boundary of Youghal is not zoned. Terrestrial habitats within the development boundary and adjoining the SPA are zoned for industrial uses or are identified as existing built up area where there is a presumption for development.
Settlements with hydrological linkage to SPA	All of the settlements along the Blackwater River and its tributaries have a hydrological linkage to the SPA and treated effluent from WWTP's in these settlements is discharged to rivers which ultimately discharge to the Blackwater Estuary. Treated effluent from the town of Youghal discharges directly into the SPA.
Relevant Population Targets (Settlements) to 2028	Blackwater River Catchment Population Target Total: +11,622 people and +4,282 residential units (main towns and key villages), +290 residential units (smaller villages)  Youghal: 9,635 people (+1,672 people, +453 residential units).

Blackwater Estuary SPA 4028 - Screening Assessment	
Rural Housing Policy Area	Youghal Town Greenbelt 1-1
Renewable Energy Policy Area	Wind energy development is normally discouraged
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site and their associated targets, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>• encourage development which could pose a significant direct risk to relevant bird species</li> <li>• result in significantly increased nutrient loadings to the estuary;</li> <li>• result in a significantly increased water pollution risk to the estuary;</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 4 – East Cork MD.</p> <p><b>Policies which could give rise to direct effects on habitats</b></p> <ul style="list-style-type: none"> <li>• No land within the SPA is zoned for development. Where the SPA boundary overlaps with settlement boundary of Youghal, these lands are zoned as Open Space, Greenbelt or are estuarine.</li> </ul>	

## Blackwater Estuary SPA 4028 - Screening Assessment

### Policies which could give rise indirect effects on habitats

- Other land within the settlement boundary which adjoins the SPA is identified as part of the 'Existing Mixed/General Business/Industrial Use'. Development in these locations has the potential to cause disturbance to birds and to increase pollution risks in the estuary.
- All of the settlements along the Blackwater River and its tributaries have a hydrological linkage to the SPA and treated effluent from WWTP's in these settlements is discharged to rivers which ultimately discharge to the Blackwater Estuary and could contribute to nutrient loading pressures within the estuary. Treated effluent from the town of Youghal discharges directly into the estuary, proximal to the SPA. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of feeding habitat available to overwintering bird species. The draft plan provides for a proposed increase in population of the town of Youghal of 1,672 people and for an additional 11,622 people, +4,282 residential units (main towns and key villages), +290 residential units (smaller villages) within the rest of the Blackwater Catchment
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

### Policies which could encourage development which could cause disturbance risks to birds

- Objectives for Youghal is to enhance the tourism potential of the town and support the development of between Midleton and Youghal. Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to birds which are special conservation interest species of this site – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way and Ancient East, 10-4 Marine Leisure, TO 10-8 Walking/Cycling and Greenways).

### Policies which could encourage development which could pose a significant direct risk to relevant bird species

- No policies identified

## Screening Determination

## Blackwater Estuary SPA 4028 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Blackwater Estuary SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 4 – East Cork MD: settlement policies for Youghal

### **Population targets to be considered**

- Blackwater River Catchment
- Youghal

### **Zonings to Be Considered**

- land identified to be Existing Mixed/General Business/Industrial Use adjacent to the SPA in Youghal;

## Cork Harbour SPA 4030 - Screening Assessment

<p><b>Description</b></p>	<p>Cork Harbour is a large, sheltered bay system, with several river estuaries - principally those of the Rivers Lee, Douglas, Owenboy and Owenacurra. The site comprises the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas Estuary, inner Lough Mahon, Monkstown Creek, Lough Beg, the Owenboy Estuary, Whitegate Bay and the Rostellan inlet. Owing to the sheltered conditions, the intertidal flats are often muddy in character. Salt marshes are scattered through the site and these provide high tide roosts for the birds. Otherwise, birds roost on stony shorelines and in some areas fields adjacent to the shore. Some shallow bay water is included in the site. Cork Harbour is adjacent to a major urban centre and a major industrial centre.</p> <p>Cork Harbour is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl, for which it is amongst the top five sites in the country. It supports an internationally important population of <i>Tringa totanus</i>. A further 15 species have populations of national importance, with particularly notable numbers of <i>Tadorna tadorna</i> (9.6% of national total), <i>Anas clypeata</i> (4.5% of total), <i>Anas acuta</i> (4.2% of total) and <i>Phalacrocorax carbo</i> (4.1% of total) occurring. It has regionally important populations of <i>Pluvialis apricaria</i> and <i>Limosa lapponica</i>. Passage waders are regular, including <i>Philomachus pugnax</i> and <i>Tringa erythropus</i>. It is an important site for gulls in winter and autumn, especially <i>Larus canus</i> and <i>Larus fuscus</i>. The site provides both feeding and roosting areas for the waterfowl species. The quality of most of the estuarine habitats is good. The wintering birds have been well-monitored since the 1970s. The site has a breeding colony of <i>Sterna hirundo</i> which is of national importance. The colony is monitored annually and the chicks ringed.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
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Cork Harbour SPA 4030 - Screening Assessment					
Catchment and Sub-catchment details	<p>Catchment: 19 Lee, Cork Harbour and Youghal Bay, Sub-catchment: 19_2 Tibbotstown_SC_010; 19_ Farrannamanagh_SC_010; 19_13 Owennacurra_SC_010; 19_15 Owenboy[Cork]_SC_010; 20_14 Stick_SC_010</p> <p>Ref: EPA</p>				
Water Quality	<p>Water quality in Tibbotstown_010, Knocknamadderee_010, Hilltown_010, Kilnaglery_010 and Minane (Cork)_010 is unassigned and the Water Framework Directive risk status is Review, for all five river waterbodies. Water quality in Owennacurra_040 and Owenboy (CORK)_040 is Moderate and the WFD risk status, for both, is At Risk. Water quality in Dungourney_020 is poor and WFD risk status is At Risk. The water quality status for Farrannamanagh_010 is unassigned and the WFD risk status is Not at Risk.</p> <p>Water Quality in Lough Mahon, North Channel Great Island and Owenacurra Estuary is Moderate and the WFD risk status for each transitional water body is At Risk. The transitional water body of Slatty Bridge, Fota Island is unassigned and its WFD risk status is Review. The water quality status for Rostellan Lake and Lough Beg / Curraghbinny is unassigned with the WFD risk status is in Review.</p> <p>The water quality status for Cork Harbour is moderate and its WFD risk status is At Risk. The Outer Cork Harbour is at good status and is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>				
Special Conservation Interests	<table border="1"> <thead> <tr> <th style="background-color: #008080; color: white;">Special Conservation Interest Species / Habitat</th> <th style="background-color: #008080; color: white;">Reason</th> </tr> </thead> <tbody> <tr> <td>Little Grebe (Tachybaptus ruficollis) [A004]</td> <td>Site regularly supports 1% or more of the all-Ireland (winter) population</td> </tr> </tbody> </table>	Special Conservation Interest Species / Habitat	Reason	Little Grebe (Tachybaptus ruficollis) [A004]	Site regularly supports 1% or more of the all-Ireland (winter) population
Special Conservation Interest Species / Habitat	Reason				
Little Grebe (Tachybaptus ruficollis) [A004]	Site regularly supports 1% or more of the all-Ireland (winter) population				



### Cork Harbour SPA 4030 - Screening Assessment

Great Crested Grebe ( <i>Podiceps cristatus</i> ) [AO05]	Site regularly supports 1% or more of the all-Ireland (winter) population
Cormorant ( <i>Phalacrocorax carbo</i> ) [AO17]	Site regularly supports 1% or more of the all-Ireland (winter) population
Grey Heron ( <i>Ardea cinerea</i> ) [AO28]	Site regularly supports 1% or more of the all-Ireland (winter) population
Shelduck ( <i>Tadorna tadorna</i> ) [AO48]	Site regularly supports 1% or more of the all-Ireland (winter) population
Teal ( <i>Anas crecca</i> ) [AO52]	Site regularly supports 1% or more of the all-Ireland (winter) population
Wigeon ( <i>Anas penelope</i> ) [AO50]	Site regularly supports 1% or more of the all-Ireland (winter) population
Pintail ( <i>Anas acuta</i> ) [AO54]	Site regularly supports 1% or more of the all-Ireland (winter) population
Shoveler ( <i>Anas clypeata</i> ) [AO56]	Site regularly supports 1% or more of the all-Ireland (winter) population
Red-breasted Merganser ( <i>Mergus serrator</i> ) [AO69]	Site regularly supports 1% or more of the all-Ireland (winter) population
Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130]	Site regularly supports 1% or more of the all-Ireland (winter) population
Golden Plover ( <i>Pluvialis apricaria</i> ) [A140]	Site regularly supports 1% or more of the biogeographical (winter) population
Grey Plover ( <i>Pluvialis squatarola</i> ) [A141]	Site regularly supports 1% or more of the all-Ireland (winter) population
Lapwing ( <i>Vanellus vanellus</i> ) [A142]	Site regularly supports 1% or more of the all-Ireland (winter) population
Dunlin ( <i>Calidris alpina</i> ) [A149]	Site regularly supports 1% or more of the all-Ireland (winter) population
Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156]	Site regularly supports 1% or more of the biogeographical (winter) population
Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157]	Site regularly supports 1% or more of the all-Ireland (winter) population
Curllew ( <i>Numenius arquata</i> ) [A160]	Site regularly supports 1% or more of the biogeographical (winter) population

Cork Harbour SPA 4030 - Screening Assessment			
	Redshank ( <i>Tringa totanus</i> ) [A162]	Site regularly supports 1% or more of the all-Ireland (winter) population	
	Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179]	Site regularly supports 1% or more of the all-Ireland (winter) population	
	Common Gull ( <i>Larus canus</i> ) [A182]	Site regularly supports 1% or more of the all-Ireland (winter) population	
	Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]	Site regularly supports 1% or more of the all-Ireland (winter) population	
	Common Tern ( <i>Sterna hirundo</i> ) [A193]	Site is selected for the breeding Annex I species Common Tern.	
	Wetland and Waterbirds [A999]	Of importance for non-breeding (wintering) migratory waterbirds.	
Ref: Cork Harbour SPA Conservation Objectives supporting document. Version 1 2014.			
<b>Conservation Objectives</b>	<ul style="list-style-type: none"> <li>• Maintain favourable conservation condition – all species.</li> <li>• Maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul>		
Ref: NPWS Conservation Objectives Document – Version 1, 2014			
<b>Current Conservation</b>			
<b>Condition of Special Conservation Interests</b>	Special Conservation Interests		Site Conservation Condition
	Little Grebe ( <i>Tachybaptus ruficollis</i> ) [A004]		Favourable
	Great Crested Grebe ( <i>Podiceps cristatus</i> ) [A005]		Unfavourable
	Cormorant ( <i>Phalacrocorax carbo</i> ) [A017]		Highly Unfavourable
	Grey Heron ( <i>Ardea cinerea</i> ) [A028]		(Intermediate) Unfavourable
	Shelduck ( <i>Tadorna tadorna</i> ) [A048]		Unfavourable

### Cork Harbour SPA 4030 - Screening Assessment

Wigeon ( <i>Anas penelope</i> ) [A050]	Unfavourable
Teal ( <i>Anas crecca</i> ) [A052]	(Intermediate) Unfavourable
Pintail ( <i>Anas acuta</i> ) [A054]	Highly Unfavourable
Shoveler ( <i>Anas clypeata</i> ) [A056]	Highly Unfavourable
Red-breasted Merganser ( <i>Mergus serrator</i> ) [A069]	Highly Unfavourable
Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130]	(Intermediate) Unfavourable
Golden Plover ( <i>Pluvialis apricaria</i> ) [A140]	Favourable
Grey Plover ( <i>Pluvialis squatarola</i> ) [A141]	Highly Unfavourable
Lapwing ( <i>Vanellus vanellus</i> ) [A142]	Highly Unfavourable
Dunlin ( <i>Calidris alpina</i> ) [A149]	Unfavourable
Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156]	Favourable
Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157]	Favourable
Curlew ( <i>Numenius arquata</i> ) [A160]	Unfavourable
Redshank ( <i>Tringa totanus</i> ) [A162]	Unfavourable
Greenshank ( <i>Tringa nebularia</i> ) [A164]†	?
Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179]	Highly Unfavourable
Common Gull ( <i>Larus canus</i> ) [A182]	Highly Unfavourable

Cork Harbour SPA 4030 - Screening Assessment					
	<table border="1"> <tr> <td>Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</td> <td>Highly Unfavourable</td> </tr> <tr> <td>Common Tern (<i>Sterna hirundo</i>) [A193]</td> <td>Highly Unfavourable</td> </tr> </table> <p>Ref: NPWS Cork Harbour SPA Conservation Objectives Supporting Data</p>	Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]	Highly Unfavourable	Common Tern ( <i>Sterna hirundo</i> ) [A193]	Highly Unfavourable
Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]	Highly Unfavourable				
Common Tern ( <i>Sterna hirundo</i> ) [A193]	Highly Unfavourable				
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Leisure fishing</li> <li>• Factories</li> <li>• Nautical sports</li> <li>• Shipping lanes</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Roads, motorways</li> <li>• Urbanised areas, human habitation</li> <li>• Dispersed habitation</li> <li>• Marine and Freshwater Aquaculture</li> <li>• Skiing, off-piste</li> <li>• Fertilisation</li> <li>• Port areas</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>				
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas					
<b>Strategic Planning Area</b>	County Metropolitan Cork Strategic Planning Area. The plan provides for significant population and economic growth in this area.				

Cork Harbour SPA 4030 - Screening Assessment	
Settlements whose boundaries adjoin or overlap with the SPA	<p><b>East Cork:</b> Whitegate &amp; Aghada, Saleen, Middleton,</p> <p><b>Cobh:</b> Carrigtwohill, Glounthaune, Marino Point, Little Island</p> <p><b>Carrigaline:</b> Passage West &amp; Monkstown, Ringaskiddy, Carrigaline, Crosshaven &amp; Bays, Minane Bridge</p>
Settlements with hydrological linkage to SPA	<p><b>East Cork:</b> Middleton, Whitegate &amp; Aghada, Cloyne, Dungourney, Saleen, Ballincurrig, Lisgoold</p> <p><b>Cobh:</b> Carrigtwohill, Glounthaune, Knockraha, Little Island, Cobh</p> <p><b>Carrigaline:</b> Carrigaline, Passage West &amp; Monkstown, Ringaskiddy, Ballygarvan, Ballinhassig, Crosshaven &amp; Bays, Minane Bridge, Halfway</p>
Relevant Population Targets (Settlements) to 2028	<p><b>East Cork</b></p> <p>Middleton: 21,108 people (+8,612 people, +3,355 new residential units)</p> <p>Cloyne: 2,344 people (+541, +248 residential units)</p> <p>Whitegate &amp; Aghada: 2,252 people (+68 people, +60 new residential units)</p> <p>Saleen: +50 residential units</p> <p>Dungourney: +10 new residential units</p> <p>Ballincurrig: +10 new residential units</p> <p>Lisgoold: +20 new residential units</p> <p><b>Cobh</b></p>

## Cork Harbour SPA 4030 - Screening Assessment

Carrigtwohill: 13, 486 people (+8,406 people, +3,445 new residential units)

Cobh: 17, 452 people (+4,652 people, +1,604 new residential units)

Little Island: 2,515 people (+1,054, +500 new residential units)

Glounthaune: 2,472 people (+1,032 people, +420 new residential units)

Knockraha: +10 new residential units

### **Carrigaline**

Carrigaline: 20,501 people (+4,731 people, +1,944 new residential units)

Passage West & Monkstown: 6,719 (+876 people, +393 new residential units)

Ringaskiddy: 671 people (+91 people, +45 new residential units)

Crosshaven & Bays: 3,350 residential units (+773 people, +103 new residential units)

Ballygarvan: +45 residential units

Ballinhassig: +60 residential units

Halfway: +10 residential units

Minane Bridge: +10 new residential units

## Screening Assessment

## Cork Harbour SPA 4030 - Screening Assessment

Having regard to the Conservation Objectives which apply to the site, and their associated targets, the key requirement is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in a deterioration in the quality of habitats upon which species of special conservation interest are dependant
  - policies which could cause a deterioration in water quality;
  - policies which could interfere with natural dynamic processes in the coastal environment;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas, including on land outside the SPA which is used by qualifying interest birds species (eg zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct mortality risk to relevant bird species (eg wind energy development);

### Assessment

Volumes reviewed: Volumes 1 and Volume 4 – East Cork MD, Cobh MD and Carrigaline MD.

### Policies Which Could Give Rise to Direct Effects On Habitats

- The draft plan supports a proposed upgrade to the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status (Chapter 12 Transport). This road crosses the Cork Harbour SPA at Belvelly Channel. Upgrades to this road may require direct intervention within the SPA and could thereby give rise to direct effects on habitats within the SPA.
- No land within the SPA is zoned for development. Where the SPA boundary overlaps with settlement boundaries, these lands are zoned as open space (Carrigrennan – Cobh MD and Rinagaskiddy – Carrigaline MD).

### Policies Which Could Give Rise Indirect Effects on Habitats

**Policies encouraging development which could cause a deterioration to water quality in the SPA**

## Cork Harbour SPA 4030 - Screening Assessment

The plan provides for significant economic and population growth around the harbour area. This growth could have the potential to impact negatively on water quality in the harbour. Activities associated with the construction and post construction stages of development of houses, industries and infrastructure (roads) all pose a risk of impact to water quality in Cork Harbour. Impacts on water quality could arise as a result of increased nutrient inputs associated with increased discharges of treated effluents from waste water treatment plants, discharges of contaminated surface water and or aqueous discharges associated with industrial and port activities. Poor water quality can have negative effects on associated marine plant and animal communities, and thereby on birds which feed on these communities. Policies which could contribute to such impacts have been identified and include:

- The plan provides for significant population growth in the Cork Harbour catchment area. Settlements within the catchment of the SPA have a hydrological linkage to the SPA and treated effluent from WWTP's in these settlements is discharged to rivers which ultimately discharge to Cork Harbour and could contribute to nutrient loading pressures within the estuary. Treated effluent from the settlements of Whitegate & Aghada, Saleen, Midleton and Carrigtwohill discharge directly into the SPA or in close proximity to it. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of feeding habitat available to overwintering bird species.
- Lands zoned for residential development adjoin the SPA in Ballinacurra (Midleton). Development in this area could increase potential for pollution risk to the estuary;
- There is a presumption for development in areas within settlements which are identified as part of the Existing Built up Area. Land identified as part of the existing built up area adjoins the SPA in the settlements of Whitegate & Aghada, Saleen, Midleton, Carrigtwohill, Glounthaune, Little Island, Passage West & Monkstown, Ringaskiddy and Crosshaven & Bays. Development in these areas could increase potential for pollution risk to the estuary;
- Significant areas of land proximal to the SPA are zoned for industrial development particularly at Whitegate, Little Island and Ringaskiddy. There is also land zoned for business development which adjoins the SPA at Carrigtwohill. Development in these areas could increase potential for pollution risk to the estuary.
- Policies supporting the development of the Port of Cork at Ringaskiddy and Marino Point could have the potential to increase risk of impact to water quality (Vol 1 Chapter 8 Economic Development – Cork Harbour, Strategic Employment Locations, Fishing and Aquaculture).



## Cork Harbour SPA 4030 - Screening Assessment

- Policies supporting the development of new roads or widening of roads within the harbour area could have the potential to impact negatively on water quality. These include N25 – Dunkettle Interchange, Carrigtwohill - Midleton, N28 Cork to Ringaskiddy N25-Cobh, Upgrade to R630 (Midleton to Whitegate) and proposed upgrade to the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status (**Chapter 12** Transport).
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution

### **Policies which could encourage development which could interfere with natural hydrological processes within the SPA**

- No policies identified.

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

Development in areas adjoining the SPA could pose a risk of causing disturbance related impacts to birds. Disturbance could be caused by construction related impacts or impacts associated intensification of human activity in areas close to the SPA which could arise from new residential, industrial or business-related development. Disturbance could also be caused by intensification of use or expansion of provision of recreational/leisure amenities within and around the harbour, intensification of Port activities, provision of more cycling or walking routes in areas adjoining the harbour and provision of more roads or upgrades to existing roads around the harbour. Disturbance related impacts could be associated with increased noise or visual disturbances close to the breeding sites or feeding or roosting sites of relevant bird species, increased activity on the water, or increased artificial light levels at night-time.

- Areas of the SPA where new development is proposed which could pose a risk of causing disturbance to birds includes:
  - Lands zoned for residential, industrial and business development adjoining the SPA in Ballinacurra (Midleton);
  - Lands zoned for industrial development at Whitegate, Little Island and Ringaskiddy;
  - Lands zoned for business development at Carrigtwohill (Business);

## Cork Harbour SPA 4030 - Screening Assessment

- Land identified as part of the existing built up area adjoining the SPA in the settlements of Whitegate & Aghada, Saleen, Midleton, Carrigtwohill, Glounthaune, Little Island, Passage West & Monkstown, Ringaskiddy and Crosshaven & Bays.
- Policies supporting other activities in the harbour could also pose a risk of causing disturbance to birds. These include:
  - Policies which encourage increased recreational and other activity within coastal and marine areas - (Vol 1 Chapter 7 Marine - Development in Coastal Areas, Marine leisure; Chapter 10 - Tourism TO 10-2 Wild Atlantic Way and Ancient East, 10-4 Marine Leisure);
  - Policies supporting the development of the Port of Cork at Ringaskiddy and Marino Point (Vol 1 Chapter 8 Economic Development – Cork Harbour, Strategic Employment Locations, Fishing and Aquaculture).
  - Policies supporting the development of the cycleways and greenways within the harbour area (Chapter 10 Tourism - TO10-8 Walking/Cycling and Greenways; Chapter 12 Transport - TM 7-3 Metropolitan Cycle Plan);
  - Policies supporting the development of new roads or widening of roads within the harbour area - These include N25 – Dunkettle Interchange, Carrigtwohill - Midleton, N28 Cork to Ringaskiddy N25-Cobh, Upgrade to R630 (Midleton to Whitegate) and proposed upgrade to the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status (**Chapter 12 Transport and Mobility**).
  - Policies supporting the intensification of industrial enterprise in the harbour area (Vol 1 **Chapter 8 Economic Development** - Cork Harbour, Strategic Employment Locations);

### **Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species (eg wind energy development);**

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Cork Harbour SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

## Cork Harbour SPA 4030 - Screening Assessment

- Vol 1 - Chapter 2 Core Strategy
- Vol 1 - Chapter 3 Settlements and Placemaking
- Vol 1 - Chapter 4 Housing
- Vol 1 - Chapter 5 Rural
- Vol 1 - Chapter 7 Marine, Coastal and Islands
- Vol 1 - Chapter 8 Economic Development
- Vol 1 - Chapter 10 Tourism
- Vol 1 - Chapter 12 Transport and Mobility
- Vol 1 - Chapter 13 Energy and Telecommunications
- Vol 1 - Chapter 18 Zoning and Land Use
- Vol 4 – East Cork MD Settlement policies Midleton,
- Vol 4 – Cobh MD
- Vol 4 – Carrigaline MD

### **Population target to be considered (settlements with WWTP discharges within or close to the Cork Harbour SPA)**

#### **East Cork**

- Midleton: 21,108 people (+8,612 people, +3,355 new residential units)
- Cloyne: 2,344 people (+541, +248 residential units)
- Whitegate & Aghada: 2,252 people (+68 people, +60 new residential units)
- Saleen: +50 residential units
- Dungourney: +10 new residential units
- Ballincurrig: +10 new residential units
- Lisgoold: +20 new residential units

## Cork Harbour SPA 4030 - Screening Assessment

### Cobh

- Carrigtwohill: 13, 486 people (+8,406 people, +3,445 new residential units)
- Cobh: 17, 452 people (+4,652 people, +1,604 new residential units)
- Little Island: 2,515 people (+1,054, +500 new residential units)
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### Carrigaline

- Carrigaline: 20,501 people (+4,731 people, +1,944 new residential units)
- Passage West & Monkstown: 6,719 (+876 people, +393 new residential units)
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- Ballygarvan: +45 residential units
- Ballinhassig: +60 residential units
- Halfway: +10 residential units
- Minane Bridge: +10 new residential units

Note: These are the settlements whose waste-water discharges to areas of Cork Harbour within or proximal to the SPA, or to rivers which discharge to estuaries which form part of the SPA. A new waste-water treatment plant collects waste-water from the settlements of Carrigaline, Passage West, Crosshaven and waste-water collected in Cobh will be processed at this plant commencing sometime later this year (2021). The discharge point for treated effluent from this plant is in the mouth of the harbour and away from parts of the harbour which are designated as part of the SPA.

## Cork Harbour SPA 4030 - Screening Assessment

### Zonings to Be Considered

- land zoned for residential development adjacent to the SPA (Ballinacurra, Midleton);
- land zoned for industrial or business development adjacent to the SPA (Whitegate, Little Island, Carrigtwohill, Ringaskiddy);
- land identified to be existing built up area adjacent to the SPA in the settlements of Whitegate & Aghada, Saleen, Midleton, Carrigtwohill, Glounthaune, Little Island, Passage West & Monkstown, Ringaskiddy and Crosshaven & Bays.

## Killarney National Park SPA 4038 - Screening Assessment

### Description

This large site encompasses the lakes and part of the Macgillycuddy's Reeks in the vicinity of Killarney. The underlying geology is Old Red Sandstone, although Carboniferous limestone occurs on the eastern shores of Lough Leane. Lough Leane is the most important and largest (8.6 km along its long axis) of the lakes and is classified as a mesotrophic system. Muckross Lake and the Upper Lake are both high quality oligotrophic systems. Killarney National Park is perhaps best known for its Oak woodlands. They form the most extensive area of native woodland remaining in Ireland and include Derrycunihy Wood, described as perhaps the most natural Sessile Oak wood in the country. The woods are typically dominated by *Quercus petraea*, with an understorey of *Ilex aquifolium*. *Arbutus unedo* is a notable component of the woods. The site supports the largest *Taxus baccata* woodland in Ireland. An extensive area of wet woodland, or carr, occurs within the flood plain of Lough Leane. The higher areas of the site are dominated by blanket bog and wet heath. Outcropping rock, cliffs and crags are features of the site.

Killarney National Park SPA 4038 - Screening Assessment					
	<p>The site is of importance as it supports a good diversity of upland and woodland birds, as well as wintering waterfowl. It is a traditional site for a population of <i>Anser albifrons flavirostris</i> - while the numbers are now low, the population is still of importance as it is the most southerly in the country and also feeds entirely on bogs. Upland species which breed within the site include <i>Falco peregrinus</i>, <i>Falco columbarius</i>, <i>Lagopus lagopus</i> and <i>Turdus torquatus</i> - the latter two species are Red-listed in Ireland. The extensive woodlands support some scarce breeding birds, notably <i>Phoenicurus phoenicurus</i>, <i>Phylloscopus sibilatrix</i> and <i>Sylvia borin</i>. Several research programmes have been carried out, including studies on the bird communities associated with the woodlands, and the wildfowl associated with the lakes. A range of other notable animal and plant species are associated with this site, including <i>Salvelinus alpinus</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
Catchment and Sub-catchment details	N/A				
Water Quality	N/A				
Special Conservation Interest Species	<ul style="list-style-type: none"> <li>Merlin (<i>Falco columbarius</i>) [A098]</li> <li>Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>				
Conservation Objectives	<table border="1"> <thead> <tr> <th>Objective</th> <th>Special Conservation Interest Species</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Objective	Special Conservation Interest Species		
Objective	Special Conservation Interest Species				

Killarney National Park SPA 4038 - Screening Assessment			
	Maintain or restore favourable conservation condition	Merlin (Falco columbarius) [A098]	
		Greenland White-fronted Goose (Anser albifrons flavirostris) [A395]	
Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020			
Current Conservation Condition of Special Conservation Interest Species	<b>Special Conservation Interest Species</b>		
		<b>Conservation</b>	
		<b>Global</b>	
	Merlin (Falco columbarius) [A098]	Good	Significant
	Greenland White-fronted Goose (Anser albifrons flavirostris) [A395]	Good	Significant
Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.			
Global: Global assessment of the value of the site for conservation of the species concerned.			
Ref: NPWS Designated Site Data, SAC Datasheet			
Threats and Pressures	<ul style="list-style-type: none"> <li>Urbanised areas, human habitation</li> <li>Competition (flora)</li> <li>Paths, tracks, cycling tracks</li> <li>Grazing</li> </ul>		

### Killarney National Park SPA 4038 - Screening Assessment

- Fertilisation
- Walking, horseriding and non-motorised vehicles
- Leisure fishing
- Sylviculture, forestry

Ref: NPWS Natura 2000 Data Form 2018

### Relationship to draft County Development Plan Settlements, Zonings and Policy Areas

Strategic Planning Area

N/A

Settlements whose boundaries overlap with the SPA

N/A

Settlements with hydrological linkage to SPA

N/A

Rural Housing Policy Area

N/A

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;



## Killarney National Park SPA 4038 - Screening Assessment

- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development, cycleways, walking trails or paths);
- encourage development which could pose a significant direct risk to relevant bird species

### Assessment

Volumes reviewed: Volume 1 and Volume 5 - West Cork

#### Policies Which Could Give Rise to Direct Effects On Habitats

- No policies identified.

#### Policies Which Could Give Rise Indirect Effects on Habitats

- No policies identified.

#### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- No policies identified.

#### Policies which could encourage development which could pose a significant direct risk to relevant bird species

- No policies identified.

## Killarney National Park SPA 4038 - Screening Assessment

### Assessment Determination

It is considered that there is no potential for impact on Killarney National Park SPA and accordingly, it is determined that no further action is required.

The Bull and The Cow Rocks SPA 4066	
Description	<p>The site comprises two very small rocky islands, the Cow and the Bull, situated at respective distances of approximately 2.5 km and 4 km from Dursey Head in the extreme south-west of Ireland. The islands, which are of Old Red Sandstone, rise to over 60 m and are generally precipitous. Vegetation is sparse and comprises a typical maritime flora. The marine area to a distance of 500m around each island is included within the site for the benefit of the breeding seabirds. The Bull has an automated lighthouse.</p> <p>The Bull and the Cow is one of the most important seabird colonies in the country, with nationally important populations of <i>Hydrobates pelagicus</i>, <i>Sula bassana</i> and <i>Fratercula arctica</i>. For <i>Sula bassana</i>, it is the third largest colony in Ireland. It also supports regionally important numbers of <i>Fulmarus glacialis</i>, <i>Rissa tridactyla</i>, <i>Uria aalge</i> and <i>Alca torda</i>. References to breeding seabirds date back to the 1800s. Both islands are Refuges for Fauna and the Cow is state-owned.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	<p>Water quality status in South Western Atlantic Seaboard (HAs 21;22) is unassigned. Water Framework Directive risk status is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
Special Conservation Interest Species	<ul style="list-style-type: none"> <li>• Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>• Gannet (<i>Morus bassanus</i>) [A016]</li> <li>• Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul>

The Bull and The Cow Rocks SPA 4066															
	Ref: NPWS Designated Site Data, SPA Datasheet														
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Global: Global assessment of the value of the site for conservation of the species concerned.															
Ref: NPWS Designated Site Data, SPA Datasheet															
Threats and Pressures	No threats or pressures identified														
	Ref: NPWS Natura 2000 Data Form 2018														

The Bull and The Cow Rocks SPA 4066	
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SPA	None
Settlements with hydrological linkage to SPA	None
Rural Housing Policy Area	N/A
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>• encourage development which could pose a significant direct mortality risk to relevant bird species (e.g. wind energy development);</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 - West Cork</p>	

## The Bull and The Cow Rocks SPA 4066

### **Policies Which Could Give Rise to Direct Effects On Habitats**

- No policies identified.

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- No policies identified.

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- No land within the SPA is zoned for development and, as an uninhabited island, no development boundary overlaps.
- No policy in the plan will have an impact on the extent or quality of breeding sites available to Storm Petrel, Gannet or Puffin or cause significant disturbance to these birds.

### **Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species**

- No policies identified.

## Screening Determination

It is considered that there is no potential for impact on The Bull and The Cow SPA and accordingly, it is determined that no further action is required.

Clonakilty Bay SPA 4081 - Screening Assessment	
<b>Description</b>	<p>Clonakilty Bay is a wetland complex that stretches from the town of Clonakilty to the open sea. It comprises two small estuarine bays, Clonakilty Harbour and Muckcross Strand, separated by Inchydoney Island. Several small rivers flow into the site, notably the Fealge River. At low tide, substantial areas of sand and mud flats are exposed. The construction of a causeway across the inner part of Muckcross Strand created an extensive wetland complex, with brackish characters, known as Cloheen Strand Intake. The site includes a well-developed sand dune system.</p> <p>Clonakilty Bay SPA supports an internationally important population of <i>Limosa limosa</i>, and nationally important numbers of <i>Tadorna tadorna</i>, <i>Charadrius hiaticula</i> and <i>Tringa nebularia</i>. A range of other species occur in numbers of regional importance, including <i>Anas penelope</i>, <i>Pluvialis apricaria</i>, <i>Pluvialis squatarola</i>, <i>Vanellus vanellus</i>, <i>Calidris alpina</i> and <i>Numenius arquata</i>. A small population of <i>Limosa lapponica</i> is present.</p> <p>The site is visited by passage waders, with regular concentrations of <i>Calidris minuta</i> and <i>Calidris ferruginea</i>. In recent years <i>Egretta garzetta</i> has become regular at the site. <i>Asio flammeus</i> is a regular winter visitor. The site provides both feeding and roosting areas for the waterfowl species and habitat quality is generally good. Wintering bird populations have been well monitored since the 1970s and there have been specific studies on the <i>Limosa limosa</i> population. A substantial part of the site is now state-owned.</p> <p>Ref: NPWS Natura 2000 form Date</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 20 Bandon-Ilen, Sub-catchment: 20_11 Clonakilty[Stream]_SC_010</p> <p>Ref: EPA</p>

Clonakilty Bay SPA 4081 - Screening Assessment													
<b>Water Quality</b>	<p>Water quality in Clonakilty Stream_010 is assigned poor status, Carhoo_010 is assigned is assigned good status and North Ring Curraghgrane_010 is unassigned. Clonakilty Stream_010 is At Risk of failing to meet its Water Framework Directive objectives, Carhoo_10 is Not at Risk and North Ring Curraghgrane_010 is in Review. Clonakilty Harbour is at poor status and is At Risk. Inchydoney, Clogheen Strand and White’s Marsh coastal water bodies are unassigned, with their Risk status in Review.</p> <p>Ref: EPA WFD Status 2013-2018.</p>												
<b>Special Conservation Interests</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Special Conservation Interest Species / Habitat</th> <th style="background-color: #00838f; color: white;">Reason</th> </tr> </thead> <tbody> <tr> <td>Shelduck (Tadorna tadorna) [AO48]</td> <td>Site regularly supports 1% or more of the all-Ireland (winter) population</td> </tr> <tr> <td>Dunlin (Calidris alpina) [A149]</td> <td>Site regularly supports 1% or more of the all-Ireland (winter) population</td> </tr> <tr> <td>Black-tailed Godwit (Limosa limosa) [A156]</td> <td>Site regularly supports 1% or more of the biogeographical (winter) population</td> </tr> <tr> <td>Curlew (Numenius arquata) [A160]</td> <td>Site regularly supports 1% or more of the all-Ireland (winter) population</td> </tr> <tr> <td>Wetland and Waterbirds [A999]</td> <td>Of importance for non-breeding (wintering) migratory waterbirds.</td> </tr> </tbody> </table> <p>Ref: NPWS Clonakilty Bay Conservation Objectives Supporting Document, Ver 1, 2014</p>	Special Conservation Interest Species / Habitat	Reason	Shelduck (Tadorna tadorna) [AO48]	Site regularly supports 1% or more of the all-Ireland (winter) population	Dunlin (Calidris alpina) [A149]	Site regularly supports 1% or more of the all-Ireland (winter) population	Black-tailed Godwit (Limosa limosa) [A156]	Site regularly supports 1% or more of the biogeographical (winter) population	Curlew (Numenius arquata) [A160]	Site regularly supports 1% or more of the all-Ireland (winter) population	Wetland and Waterbirds [A999]	Of importance for non-breeding (wintering) migratory waterbirds.
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Wetland and Waterbirds [A999]	Of importance for non-breeding (wintering) migratory waterbirds.												
<b>Conservation Objectives</b>	<ul style="list-style-type: none"> <li>• Maintain favourable conservation condition – all species.</li> <li>• Maintain the favourable conservation condition of the wetland habitat in Clonakilty Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul> <p>Ref: NPWS Conservation Objectives Document, Version 1, October 2014</p>												



Clonakilty Bay SPA 4081 - Screening Assessment											
Current Conservation Condition of Qualifying Interests	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Site Conservation Condition</th> </tr> </thead> <tbody> <tr> <td>Shelduck (<i>Tadorna tadorna</i>) [AO48]</td> <td>Highly Unfavourable</td> </tr> <tr> <td>Dunlin (<i>Calidris alpina</i>) [A149]</td> <td>Unfavourable</td> </tr> <tr> <td>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</td> <td>Favourable</td> </tr> <tr> <td>Curllew (<i>Numenius arquata</i>) [A160]</td> <td>Unfavourable</td> </tr> </tbody> </table>	Qualifying Interest	Site Conservation Condition	Shelduck ( <i>Tadorna tadorna</i> ) [AO48]	Highly Unfavourable	Dunlin ( <i>Calidris alpina</i> ) [A149]	Unfavourable	Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156]	Favourable	Curllew ( <i>Numenius arquata</i> ) [A160]	Unfavourable
	Qualifying Interest	Site Conservation Condition									
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	Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156]	Favourable									
Curllew ( <i>Numenius arquata</i> ) [A160]	Unfavourable										
Ref: NPWS Conservation Objectives Supporting Document, Version 1, October 2014											
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fertilisation</li> <li>• Bait digging / collection</li> <li>• Urbanised areas, human habitation</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Invasive non-native species</li> <li>• Nautical sports</li> <li>• Reclamation of land from sea, estuary or marsh</li> <li>• Grazing</li> </ul>										
	Ref: NPWS Natura 2000 Data Form Date										
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas											
Strategic Planning Area	West Cork Strategic Planning Area										

Clonakilty Bay SPA 4081 - Screening Assessment	
Settlements whose boundaries overlap with the SPA	Clonakilty, Inchydoney
Settlements with hydrological linkage to SPA	Clonakilty, Inchydoney,
Relevant Population Targets (Settlements) to 2028	Clonakilty - Population target to 2028 is 6,385 (+1,792 people, 812 new residential units)
Rural Housing Policy Area	Town Greenbelt 1-1 Tourism and Rural Diversification
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, and their associated targets, the key requirement is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>• encourage development which could pose a significant direct risk to relevant bird species;</li> <li>• result in significantly increased nutrient loadings to the estuary;</li> <li>• result in a significantly increased water pollution risk to the estuary</li> </ul>	
<b>Assessment</b>	

## Clonakilty Bay SPA 4081 - Screening Assessment

Volumes reviewed: Volumes 1 and Volume 5 – Bandon Kinsale MD and West Cork MD

### Policies which could give rise to direct effects on habitats

- No land within the SAC is zoned for development. Where the SAC boundary overlaps with settlement boundaries, these lands are estuarine in nature (Clonakilty) or zoned as open space (Inchydoney);
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

### Policies which could give rise indirect effects on habitats

- The population target for Clonakilty to 2028 is 6,385 (+1,792 people, 812 new residential units). This development could increase potential for pollution risk to the estuary;
- Treated effluent from the Clonakilty WWTP discharges into the estuary. Increased nutrient loadings could contribute to nutrient loading pressures within the estuary and could have the potential to result in a reduction in the quality of estuarine habitats.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.

### Policies which could encourage development which could cause disturbance risks to birds

- Treated effluent from the Clonakilty WWTP discharges into the estuary. Increased nutrient loadings could contribute to nutrient loading pressures within the estuary and could have the potential to result in a reduction in the quality of estuarine habitats. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of feeding habitat available to overwintering bird species;
- The vision for Inchydoney is based on tourism, public amenity and recreation, while Clonakilty is regarded as a centre for tourist activities for a wide region (Vol. 5 - **West Cork MD**). Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to birds which are special conservation interest species of this site – (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure);

## Clonakilty Bay SPA 4081 - Screening Assessment

### Policies which could encourage development which could pose a significant direct risk to relevant bird species

- No policies identified

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Clonakilty Bay SPA and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork – Settlement policies for Clonakilty and Inchydoney

### Population targets to be considered

- Population targets for Clonakilty

## Clonakilty Bay SPA 4081 - Screening Assessment

### Zonings to Be Considered

- land zoned for development or identified as existing built up area adjacent to the SAC in the settlements of Clonakilty and Inchydoney.

Kilcolman Bog SPA 4095 - Screening Assessment	
Description	<p>Kilcolman Bog is situated on the southern foothills of the Ballyhoura Mountains. It occupies a glacially eroded hollow in Carboniferous limestone. The site comprises a quaking fen fed by calcareous groundwater, with areas of reedswamp, freshwater marsh and wet grassland. There is a small permanent lake but in winter a large flooded area is usual. The site has been managed for conservation since the 1970s. The surrounding landuse is mostly intensive agriculture.</p> <p>Kilcolman Bog is an important site for wintering waterfowl, with nationally important populations of <i>Cygnus cygnus</i>, <i>Anas crecca</i> and <i>Anas clypeata</i>. The <i>Anas clypeata</i> population is of particular note as it comprises over 6% of the national total. Other species with important populations include <i>Anas penelope</i>, <i>Fulica atra</i> and <i>Vanellus vanellus</i>. The site formerly supported a small population of <i>Anser albifrons flavirostris</i>, but the flock has now abandoned the area. The site is a Nature Reserve and is managed for the benefit of birds. The bird populations have been intensively monitored since the 1970s. The site supports <i>Rumex maritimus</i>, a Red Data Book species.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Special Conservation Interests	<ul style="list-style-type: none"> <li>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</li> </ul>

## Kilcolman Bog SPA 4095 - Screening Assessment

- Teal (*Anas crecca*) [A052]
  - Shoveler (*Anas clypeata*) [A056]
  - Wetland and Waterbirds [A999]
- Ref: NPWS Designated Site Data, SPA Datasheet

### Conservation Objectives

Special Conservation Interest Species / Habitat	Qualifying Interest
Maintain or restore favourable conservation condition	Whooper Swan ( <i>Cygnus cygnus</i> ) [A038]
	Teal ( <i>Anas crecca</i> ) [A052]
	Shoveler ( <i>Anas clypeata</i> ) [A056]
	Wetland and Waterbirds [A999]

Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020

### Current Conservation Condition of Qualifying Interests

Special Conservation Interest Species / Habitat	Conservation	Global
Whooper Swan ( <i>Cygnus cygnus</i> ) [A038]	Good	Good
Teal ( <i>Anas crecca</i> ) [A052]	Excellent	Good
Shoveler ( <i>Anas clypeata</i> ) [A056]	Excellent	Excellent

Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.

Kilcolman Bog SPA 4095 - Screening Assessment	
	<p>Global: Global assessment of the value of the site for conservation of the species concerned.</p> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>
Threats and Pressures	<ul style="list-style-type: none"> <li>• Fertilisation</li> <li>• Drying out</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	North Cork Strategic Planning Area
Settlements whose boundaries overlap with the SPA	None
Settlements with hydrological linkage to SPA	None



## Kilcolman Bog SPA 4095 - Screening Assessment

Relevant Population  
Targets (Settlements)

None

Rural Housing Policy  
Area

Strong Rural Area

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct mortality risk to relevant bird species (e.g. wind energy development);

#### Assessment

Volumes reviewed Volume 1 and Volume 3 - Kanturk-Mallow MD and Fermoy MD

#### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SPA is zoned for development and no development boundaries overlap or are adjacent to the site

## Kilcolman Bog SPA 4095 - Screening Assessment

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- No policies identified

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- No policies identified

### **Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species**

- No policies identified

## Screening Determination

It is considered that there is no potential for the impact on the Kilcolman Bog SPA and accordingly, it is determined that no further action is required.

<b>River Blackwater Callows SPA 4094 - Screening Assessment</b>	
<b>Description</b>	<p>The site comprises a 23 km stretch of the River Blackwater, running in a west to east direction between Fermoy and Lismore. It includes the river channel and strips of seasonally flooded grassland within the flood plain. Sandstone ridges parallel to the river confine the area of flooding to a relatively narrow corridor. The lower stretch, from Ballyduff to Lismore, is more subject to flooding than the upper part. The river channel has a well-developed aquatic community, along with emergent swamp vegetation in places. Most of the land above the banks is improved for agriculture, with only occasional areas of fringing marshland, wet grassland and wet woodland (mostly <i>Salix</i> spp.) still present. Some arable areas occur.</p> <p>The site is of high importance for wintering waterfowl. It supports an internationally important population of <i>Cygnus cygnus</i> and nationally important populations of <i>Anas penelope</i>, <i>Anas crecca</i> and <i>Limosa limosa</i>. The population of <i>Limosa limosa</i> has exceeded the threshold for international importance at times. Formerly it had a regular population of <i>Cygnus columbarius bewickii</i> but this no longer occurs, reflecting a contraction of range at a national level. <i>Egretta garzetta</i> breeds locally and this species is now a regular visitor to the site. The Blackwater system is an important salmonid fishery and is of high conservation value for <i>Salmo salar</i>. It also supports important populations of <i>Lampetra planeri</i>, <i>L. fluviatilis</i>, <i>Petromyzon marinus</i> and <i>Alosa fallax fallax</i>. <i>Lutra lutra</i> is widespread throughout the site.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 18 Blackwater (Munster), Sub-catchment: 18_14 Blackwater[Munster]_SC_110, 18_28 Blackwater[Munster]_SC_120, 18_5 Blackwater[Munster]_SC_130, 18_24 Blackwater[Munster]_SC_140</p>

River Blackwater Callows SPA 4094 - Screening Assessment									
	Ref: EPA								
<b>Water Quality</b>	<p>Water quality status assigned to the water bodies entering the upstream section of the SPA (Blackwater (Munster)_190 and Funshion_080), is moderate status. The Araglin (Blackwater)_040, Blackwater (Munster)_200, and Blackwater (Munster)_210 have been assigned good status. The Water Framework Directive risk status of these five river water bodies is At Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>								
<b>Special Conservation Interests</b>	<ul style="list-style-type: none"> <li>• Whooper Swan (Cygnus cygnus) [A038]</li> <li>• Wigeon (Anas penelope) [A050]</li> <li>• Teal (Anas crecca) [A052]</li> <li>• Black-tailed Godwit (Limosa limosa) [A156]</li> <li>• Wetland and Waterbirds [A999]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>								
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Global: Global assessment of the value of the site for conservation of the species concerned.																	
Ref: NPWS Designated Site Data, SPA Datasheet																	
Threats and Pressures	<ul style="list-style-type: none"> <li>• Grazing</li> <li>• Fertilisation</li> <li>• Leisure fishing</li> <li>• Urbanised areas, human habitation</li> </ul>																
	Ref: NPWS Natura 2000 Data Form 2018																
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas																	
Strategic Planning Area	Greater Cork Ring Strategic Planning Area																

River Blackwater Callows SPA 4094 - Screening Assessment	
Settlements whose boundaries overlap with the SPA	None
Settlements with hydrological linkage to SPA	Fermoy, Clondulane, Kilworth
Rural Housing Policy Area	Town Greenbelt 1-1 Rural Area Under Strong Urban Influence
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>encourage development which could pose a significant direct mortality risk to relevant bird species</li> </ul> <p><b>Assessment</b></p> <p><b>Policies which could give rise to direct effects on habitats</b></p> <ul style="list-style-type: none"> <li>No land within the SPA is zoned for development.</li> </ul> <p><b>Policies which could give rise indirect effects on habitats</b></p>	

## River Blackwater Callows SPA 4094 - Screening Assessment

- All of the settlements along the Blackwater River and its tributaries upstream of the SPA have a hydrological linkage to the site and treated effluent from WWTP's in these settlements is discharged to rivers which flow into the site and could contribute to nutrient loading pressures within the Callows. Increases in population for these settlements, including Fermoy, Kilworth and Clondulane, may further escalate this pressure.
- A slip road to the bypass is proposed (Vol. 4 Fermoy MD - Fermoy FY-U-01). This development may give rise to negative effects on the wetland habitat of the SPA
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site;
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site.

### **Policies which could encourage development which could cause disturbance risks to birds**

- No policies identified

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- No policies identified

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the River Blackwater Callows SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 - Chapter 2 Core Strategy

## River Blackwater Callows SPA 4094 - Screening Assessment

- Vol 1 - Chapter 3 Settlements and Placemaking
- Vol 1 - Chapter 4 Housing
- Vol 1 - Chapter 5 Rural
- Vol 1 - Chapter 12 Transport and Mobility
- Vol 1 - Chapter 13 Energy and Telecommunications
- Vol 3 – Fermoy MD: settlement policies for Fermoy, Kilworth and Clondulane

### **Population targets to be considered**

- Fermoy, Kilworth and Clondulane
- Blackwater River Catchment

### **Zonings to Be Considered**

- None



Kilcolman Bog SPA 4095 - Screening Assessment	
Description	<p>Kilcolman Bog is situated on the southern foothills of the Ballyhoura Mountains. It occupies a glacially eroded hollow in Carboniferous limestone.</p> <p>The site comprises a quaking fen fed by calcareous groundwater, with areas of reedswamp, freshwater marsh and wet grassland. There is a small permanent lake but in winter a large flooded area is usual. The site has been managed for conservation since the 1970s. The surrounding landuse is mostly intensive agriculture.</p> <p>Kilcolman Bog is an important site for wintering waterfowl, with nationally important populations of <i>Cygnus cygnus</i>, <i>Anas crecca</i> and <i>Anas clypeata</i>. The <i>Anas clypeata</i> population is of particular note as it comprises over 6% of the national total. Other species with important populations include <i>Anas penelope</i>, <i>Fulica atra</i> and <i>Vanellus vanellus</i>. The site formerly supported a small population of <i>Anser albifrons flavirostris</i>, but the flock has now abandoned the area. The site is a Nature Reserve and is managed for the benefit of birds. The bird populations have been intensively monitored since the 1970s. The site supports <i>Rumex maritimus</i>, a Red Data Book species.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Special Conservation Interests	<ul style="list-style-type: none"> <li>• Whooper Swan (<i>Cygnus cygnus</i>) [A038]</li> <li>• Teal (<i>Anas crecca</i>) [A052]</li> <li>• Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>

Kilcolman Bog SPA 4095 - Screening Assessment															
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Ref: NPWS Designated Site Data, SPA Datasheet															
Threats and Pressures	<ul style="list-style-type: none"> <li>Fertilisation</li> </ul>														

Kilcolman Bog SPA 4095 - Screening Assessment	
	<ul style="list-style-type: none"> <li>Drying out</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	North Cork Strategic Planning Area
Settlements whose boundaries overlap with the SPA	None
Settlements with hydrological linkage to SPA	None
Relevant Population Targets (Settlements)	None
Rural Housing Policy Area	Strong Rural Area
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> </ul>	

## Kilcolman Bog SPA 4095 - Screening Assessment

- encourage development which could pose a significant direct mortality risk to relevant bird species (e.g. wind energy development);

### Assessment

Volumes reviewed Volume 1 and Volume 3 - Kanturk-Mallow MD and Fermoy MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SPA is zoned for development and no development boundaries overlap or are adjacent to the site

### Policies Which Could Give Rise Indirect Effects on Habitats

- No policies identified

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- No policies identified

### Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species

- No policies identified

## Screening Determination

It is considered that there is no potential for the impact on the Kilcolman Bog SPA and accordingly, it is determined that no further action is required.

<b>The Gearagh SPA 4109 - Screening Assessment</b>	
<b>Description</b>	<p>This site, located c. 2 km south-west of Macroom, comprises a stretch of the River Lee that was dammed in the 1950s as part of a hydroelectric scheme. The valley formerly held an extensive area of alluvial forest but only part of the forest now survives. The SPA extends from Annahala bridge westwards to Toon bridge. The principal habitat is now a shallow lake which is fringed by wet woodland, scrub and grassland that is prone to flooding. At times of low water, a diverse ephemeral pioneering plant community develops on the mud.</p> <p>The site supports important populations of wintering waterfowl, including swans, dabbling duck, diving duck and some waders. Habitat quality is good and the site provides both feeding and roost sites for the birds. Six of the species have populations of national importance: <i>Cygnus olor</i>, <i>Anas penelope</i>, <i>Anas crecca</i>, <i>Anas clypeata</i>, <i>Fulica atra</i> and <i>Pluvialis apricaria</i>. Other species which occur regularly include <i>Cygnus cygnus</i>, <i>Aythya fuligula</i> and <i>Vanellus vanellus</i>. The site is a Nature Reserve, Ramsar site and Biogenetic Reserve.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<b>Catchment and Sub-catchment details</b>	<p>Catchment: 19 Lee, Cork Harbour and Youghal Bay, Sub-catchment: 19_14 Lee[Cork]_SC_010, 19_3 Lee[Cork]_SC_020, 19_6 Lee[Cork]_SC_030</p> <p>Ref: EPA</p>
<b>Water Quality</b>	<p>Water quality in Lee (Cork)_040 is assigned high status and has a Water Framework Directive risk status of Not at Risk. The water quality Lee (Cork)_050 is unassigned and has a WFD risk status is Not at Risk. Carrigadrohid lake is at moderate status and is At Risk.</p>

The Gearagh SPA 4109 - Screening Assessment									
	<p>Water quality in Lee (Cork)_010 is assigned high status and has a WFD risk status of Not at Risk. Lee (Cork)_020 is at moderate status and has a WFD risk status of At Risk. Lee (Cork)_030 is at good status and has a WFD risk status of Not at Risk. Toon_010 is a good status and has a WFD risk status of Not at Risk</p> <p>Ref: EPA WFD Status 2013-2018.</p>								
Special Conservation Interests	<ul style="list-style-type: none"> <li>• Wigeon (Anas penelope) [A050]</li> <li>• Teal (Anas crecca) [A052]</li> <li>• Mallard (Anas platyrhynchos) [A053]</li> <li>• Coot (Fulica atra) [A125]</li> <li>• Wetland and Waterbirds [A999]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>								
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Ref: NPWS Designated Site Data, SPA Datasheet																		
Threats and Pressures	<ul style="list-style-type: none"> <li>• Hunting</li> <li>• Human induced changes in hydraulic conditions</li> <li>• Flooding modifications</li> <li>• Grazing</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>																	
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas																		
Strategic Planning Area	<p>Greater Cork Ring Strategic Planning Area</p> <p>West Cork Strategic Planning Area</p>																	

The Gearagh SPA 4109 - Screening Assessment	
Settlements whose boundaries overlap or adjoin the SPA	<p>Macroon Town is located to the north of the Gearagh. All surface -water and treated waste- water from Macroon is discharged to the Lee River downstream of the Gearagh. A parcel of land located to east of the Gearagh within the Macroon Town greenbelt is zoned for industrial uses. There is a large-scale dairy facility in operation on this site. Treated process and waste-water from this facility is discharged to the Lee River downstream from the Gearagh.</p>
Settlements with hydrological linkage to SPA	Inchigeelagh, Ballingearay (Béal Átha an Ghaorthaidh)
Relevant population targets (settlements)	<ul style="list-style-type: none"> <li>• Ballingearay: 287 people (+52 people, +29 additional residential units)</li> <li>• Inchigeelagh: +20 additional residential units</li> </ul>
Rural Housing Policy Area	<p>This SPA is within three different rural housing policy areas, described in Chapter 5 of the draft CDP:</p> <p>Town Greenbelt 1-1 (Macroon); Rural Area Under Strong Urban Influence; Transitional Rural Area</p>
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>• encourage development which could pose a significant direct risk to relevant bird species</li> </ul>	
<b>Assessment</b>	



## The Gearagh SPA 4109 - Screening Assessment

Volumes reviewed: Volume 1 and Volume 4 - Macroom MD

### **Policies Which Could Give Rise to Direct Effects on Habitats**

- There is no overlapping of settlement boundaries with the SPA boundary.

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- Inchigeelagh and Ballingearry have a hydrological link to the SPA and treated effluent from these settlements is discharged in the Lee and may contribute to nutrient loading pressures in the wetlands affecting the feeding the habitat available to wintering birds.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site;
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution and could impact on natural hydrological processes within this site

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- Intensification of activity within the area zoned for industry proximal to the SAC could have the potential to cause disturbance related impact to Special Conservation Interest species for which the SPA is designated.

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- No policies identified

## Screening Determination

## The Gearagh SPA 4109 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Gearagh SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Volume 1 - Chapter 2 Core Strategy
- Volume 1 - Chapter 3 Settlements and Placemaking
- Volume 1 - Chapter 4 Housing
- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 4 - Macroom MD: settlement policies for Ballingeary and Inchigeelagh

### **Population targets to be considered**

- Ballingeary: 287 people (+52 people, +29 additional residential units)
- Inchigeelagh: +20 additional residential units

### **Zonings to Be Considered**

- None

Sovereign Islands SPA 4124	
Description	<p>The Sovereign Islands are two very small islands located approximately 1 km off the Co. Cork coastline. The islands are rocky stacks separated by a narrow sound of about 20 m width. The eastern one is flat-topped, the western one is more peaked. The geology is Lower Carboniferous limestones and shales. Both islands are largely devoid of soil apart from small amounts of organic matter trapped in cracks. Vegetation is sparse, with species such as <i>Beta vulgaris</i>, <i>Spergularia</i> spp. and <i>Atriplex</i> spp. recorded. The surrounding seas to a distance of 200 m from the islands, where seabirds forage, bathe and socialise, are included in the site.</p> <p>The site has a nationally important breeding colony of <i>Phalacrocorax carbo</i>, which is the largest in Co. Cork. A nationally important colony of <i>Larus marinus</i> and small numbers of <i>Larus argentatus</i> and <i>Cephus grylle</i> also occur. Regular monitoring of the seabird populations has been carried out since the 1980s.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	<p>Water quality status in the Western Celtic Sea (HAs 18;19;20) is unassigned. Water Framework Directive risk status is Not at Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
Special Conservation Interest Species	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>
Conservation Objectives	

Sovereign Islands SPA 4124			
	Objective	Special Conservation Interest Species	
	Maintain or restore favourable conservation condition	Cormorant ( <i>Phalacrocorax carbo</i> ) [A017]	
Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020			
Current Conservation Condition of Special Conservation Interest Species	Special Conservation Interest Species	Conservation	Global
	Cormorant ( <i>Phalacrocorax carbo</i> ) [A017]	Excellent	Excellent
Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.			
Global: Global assessment of the value of the site for conservation of the species concerned.			
Ref: NPWS Designated Site Data, SPA Datasheet			
Threats and Pressures	No threats or pressures recorded		
Ref: NPWS Natura 2000 Data Form 2018			
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
Strategic Planning Area	N/A		
Settlements whose boundaries overlap with the SPA	None		

Sovereign Islands SPA 4124	
Settlements with hydrological linkage to SPA	None
Rural Housing Policy Area	N/A
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> </ul>	
<p><b>Assessment</b></p> <p>Volumes reviewed: Volume 1 and Volume 5 - Bandon-Kinsale</p>	
<p><b>Policies Which Could Give Rise to Direct Effects On Habitats</b></p> <ul style="list-style-type: none"> <li>No policies identified.</li> </ul>	
<p><b>Policies Which Could Give Rise Indirect Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>No policies identified.</li> </ul>	

## Sovereign Islands SPA 4124

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- No land within the SPA is zoned for development and, as an uninhabited island, no development boundary overlaps.
- No policy in the plan will have an impact on the extent or quality of breeding sites available to Cormorant or cause significant disturbance to these birds.

### **Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species (eg wind energy development)**

- No policies identified.

### **Screening Determination**

It is considered that there is no potential for impact on Sovereign Islands SAC and accordingly, it is determined that no further action is required.

## Iveragh Peninsula SPA 4154 - Screening Assessment

<p><b>Description</b></p>	<p>The Iveragh Peninsula SPA is a large site situated on the west coast of Co. Kerry. The site encompasses the high coast and sea cliff sections of the peninsula from just west of Rossbehy in the north, around to the end of the peninsula at Valencia Island and Bolus Head, and as far east as Lamb's Head in the south. The site includes the sea cliffs, the land adjacent to the cliff edge and also areas of sand dunes at Derrynane and Beginish. The high water mark forms the seaward boundary except at Doulus Head/Killelan Mountain where the adjacent sea area to a distance of 500 m from the cliff base is included. The site is underlain by Devonian sandstones, siltstones and mudstones. A small area of igneous rocks (dolerite and gabbro) occurs at Beginish and on the adjacent shore.</p> <p>The site supports a nationally important population of breeding Chough, a Red Data Book species that is listed on Annex I of the E.U. Birds Directive; 106 breeding pairs were recorded from the site in the 1992 survey and 86 in the 2002/03 survey. Flocks of up to 42 birds were recorded in the 2002 to 2004 period. The site also supports an Peregrine population (5 pairs in 2002); this species is listed on Annex I of the E.U. Birds Directive. The site also holds nationally important populations of Guillemot (2,860 pairs in 1999-2000), Fulmar (766 pairs in 1999-2000), Kittiwake (1,150 pairs in 2000), Great Black-backed Gull (63 pairs in 1999-2000) and Black Guillemot (118 individuals in 1999), as well as smaller populations of other breeding seabirds: Razorbill (90 pairs in 1999-2000), Herring Gull (30 pairs in 1999-2000), Cormorant (33 pairs in 1999-2000) and Shag (11 pairs in 1999-2000).</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>N/A</p>

Iveragh Peninsula SPA 4154 - Screening Assessment								
<b>Water Quality</b>	<p>The water quality status of the Outer Dingle Bay and Ballinskelligs Bay is unassigned and the Water Framework Directive risk status for both coastal waterbodies is in Review. Portmagee Channel, Valencia Harbour and Outer Kenmare River are at good status and are Not At Risk. The water quality status of South Western Atlantic Seaboard (HAs 21;22) is unassigned and it is Not At Risk</p> <p>Ref: EPA WFD Status 2013-2018.</p>							
<b>Special Conservation Interest Species</b>	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>							
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Objective	Special Conservation Interest Species							
Maintain or restore favourable conservation condition	Fulmar ( <i>Fulmarus glacialis</i> ) [A009]							
	Peregrine ( <i>Falco peregrinus</i> ) [A103]							
	Kittiwake ( <i>Rissa tridactyla</i> ) [A188]							
	Guillemot ( <i>Uria aalge</i> ) [A199]							



Iveragh Peninsula SPA 4154 - Screening Assessment			
		Chough (Pyrrhocorax pyrrhocorax) [A346]	
	Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020		
Current Conservation Condition of Special Conservation Interest Species	<b>Special Conservation Interest Species</b>	<b>Conservation</b>	<b>Global</b>
	Fulmar (Fulmarus glacialis) [A009]	Good	Good
	Peregrine (Falco peregrinus) [A103]	Good	Significant
	Kittiwake (Rissa tridactyla) [A188]	Excellent	Good
	Guillemot (Uria aalge) [A199]	Good	Good
	Chough (Pyrrhocorax pyrrhocorax) [A346]	Good	Significant
	Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.		
Global: Global assessment of the value of the site for conservation of the species concerned.			
Ref: NPWS Designated Site Data, SAC Datasheet			
Threats and Pressures	<ul style="list-style-type: none"> <li>• Competition (fauna)</li> <li>• Predation</li> </ul>		
	Ref: NPWS Natura 2000 Data Form 2018		

## Iveragh Peninsula SPA 4154 - Screening Assessment

### Relationship to draft County Development Plan Settlements, Zonings and Policy Areas

Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SAC	N/A
Settlements with hydrological linkage to SAC	N/A
Rural Housing Policy Area	N/A

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct risk to relevant bird species

### Assessment

Volumes reviewed: Volume 1 and Volume 5 - West Cork

## Iveragh Peninsula SPA 4154 - Screening Assessment

### **Policies Which Could Give Rise to Direct Effects On Habitats**

- No policies identified.

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- No policies identified.

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- No policies identified.

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- No policies identified.

## Assessment Determination

It is considered that there is no potential for impact on Iveragh Peninsula SPA and accordingly, it is determined that no further action is required.

Beara Peninsula SPA 4155 - Screening Assessment	
<p><b>Description</b></p>	<p>The Beara Peninsula SPA is a coastal site situated on the west coast of Co. Cork, south-west of the town of Kenmare. It encompasses the high coast and sea cliff sections of the western end of the peninsula from Reenmore Point/Cod's Head in the north, around to the end of Dursey Island in the west, and as far east as Bear Island in the south. The site includes the sea cliffs, the land adjacent to the cliff edge and several upland areas further inland of the coast about Eagle Hill, Knockgour, Allihies and Firkeel. The high water mark forms the seaward boundary. Most of the site is underlain by Devonian sandstones and siltstones, though Carboniferous rocks are found about Black Ball Head and on Bear Island; small areas of igneous rocks occur at Cod's Head, Dursey Island, Black Ball Head and Bear Island.</p> <p>The site supports an important population of breeding Chough, a Red Data Book species that is listed on Annex I of the E.U. Birds Directive; 58 breeding pairs were recorded within the site in the 1992 survey and 54 in the 2002/03 survey. Flocks of up to 42 birds have been recorded in September 2003. The site also holds a nationally important population of Fulmar (575 pairs) and Black Guillemot (87 individuals in 1999), as well as smaller populations of other breeding seabirds: Shag (12 pairs), Herring Gull (20 pairs), Lesser Black-backed Gull (4 pairs) and Razorbill (5 pairs) - all seabird data from 2000. The site is also used by Peregrine (4 pairs in 2002).</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: 18 Dunmanus-Bantry-Kenmare; sub-catchment: 21_9 Fanahy_SC_010</p>
<p><b>Water Quality</b></p>	<p>The Berehaven coastal water body is assigned good status and is Not at Risk. Outer Bantry Bay is at High status and is Not at Risk. South Western Atlantic Seaboard (HAs 21;22) is unassigned and its WFD risk status is Not at Risk.</p>

Beara Peninsula SPA 4155 - Screening Assessment												
<b>Special Conservation Interest Species</b>	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>											
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Special Conservation Interest Species	Conservation	Global										
Fulmar ( <i>Fulmarus glacialis</i> ) [A009]	Good	Good										
Chough ( <i>Pyrrhocorax pyrrhocorax</i> ) [A346]	Excellent	Excellent										
<b>Threats and Pressures</b>	<p>No threats or pressures recorded</p> <p>Ref: NPWS Natura 2000 Data Form 2018</p>											

Beara Peninsula SPA 4155 - Screening Assessment	
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap with or are adjacent to the SPA	<p>There is no overlapping of settlement boundaries with the SPA boundary. The development boundary for Allihies is within 10m of the SPA.</p> <p>The SPA boundary overlaps with the boundary of the Castletownbere Greenbelt at two locations. The SPA includes land on Dursey and on Bere Islands for which there are development policies set out in Vol 5 of the draft plan.</p>
Settlements with hydrological linkage to SPA	N/A
Relevant Population Targets (Settlements) to 2028	<p>Castletownbere: 1,114 people (+254 people, +70 additional dwelling units)</p> <p>Allihies: +10 additional dwelling units</p> <p>Dursey: no target provided. Policy is to retain a sustainable population on Dursey Island;</p> <p>Bere Island: no target provided. Policy is to locate multiple housing or employment uses in or within a short walking distance of Rerrin and Ballynakilla on the island.</p>
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> </ul>	

## Beara Peninsula SPA 4155 - Screening Assessment

- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, walking trails or paths);

### Assessment

Volumes reviewed: Volume 1 and Volume 5 - West Cork

### Policies Which Could Give Rise to Direct Effects on Habitats

- There are two West Cork Island communities, Durse Island and Bere Island, which overlap with the SPA boundary. The plan provides for modest population growth on these islands. The development of additional houses within the SPA has some potential to impact on the extent or quality of feeding habitat for Chough and could have the potential to give rise to disturbance related impact to either of these species at their feeding or breeding sites (Chough) or breeding sites (Fulmar).

### Policies Which Could Give Rise Indirect Effects on Habitats

- Durse Island is recognised in the draft plan as one of the principle tourist attractions for Cork. Policies encouraging development of tourism industry for settlements proximal to the SPA and on the Durse and Bere Island (Vol. 1 **Chapter 10 Tourism** TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation and Vol. 5 **West Cork**) could give rise to impacts on feeding or breeding habitats of chough and the breeding habitats of fulmar.
- Policies that support development of the Islands (**Chapter 7 Marine Policy** Supporting the Islands, Economic Development on the Islands, Development Proposals on the Islands) may impact on the feeding and breeding habitats of the chough and peregrine falcon
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species.
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

## Beara Peninsula SPA 4155 - Screening Assessment

- Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to birds which are special conservation interest species of this site. These include policies contained in Vol. 1 **Chapter 7 Marine Policy** Marine Leisure **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-7 Long Distance Walks.
- Policies that support the development or improvements of fisheries infrastructure within or proximal to SPAs could result in increased disturbance related impacts to birds which are special conservation interest species of this site. These include policies contained in Vol. 1 **Chapter 8 Economy and Employment** and Vol. 5 **West Cork**.

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Beara Peninsula SPA and accordingly, it is determined that

Appropriate Assessment is required.

### Policies to be considered

- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine, Coastal and Islands
- Vol 1 Chapter 8 - Economic Development
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use
- Vol 5 West Cork MD – Policies for Dursey and Bere Island

### Population targets to be considered

- Castletownbere: 1,114 people (+254 people, +70 additional dwelling units)
- Allihies: +10 additional dwelling units



### Beara Peninsula SPA 4155 - Screening Assessment

- Dursey: no target provided.
- Bere Island: no target provided.

#### Zonings to Be Considered

- No zoning to be considered

Sheeps Head to Toe Head SPA 4156 - Screening Assessment	
Description	<p>The Sheep's Head to Toe Head SPA is large site situated on the south-west coast of Co. Cork. It encompasses the high coast and sea cliffs from Sheep's Head to Mizen Head, Brow Head and Crookhaven in the west and from Baltimore to Tragumna Bay, Gokane Point and the Toe Head peninsula in the east. The site includes the sea cliffs, the land adjacent to the cliff edge (inland for 300 m), an area further inland to the east of Dunlough Bay, and also areas of sand dunes at Barley Cove and Crookhaven. The high water mark forms the seaward boundary. Most of the site is underlain by Devonian sandstones and mudstones, though Carboniferous rocks are also found on the Sheep's Head and Toe Head peninsulas.</p> <p>The site supports an important population of breeding Chough, a Red Data Book species that is listed on Annex I of the E.U. Birds Directive; 82 breeding pairs were recorded from the site in the 1992 survey and 73 in the 2002/03 survey. During the winter of 2003/04, flocks of up to 27 birds were recorded within the SPA. The highest densities of breeding Chough are on and around Mizen Head. The site supports an important Peregrine population (8 pairs in 2002); this species is listed on Annex I of the E.U. Birds Directive. The site also holds a nationally important population of Black Guillemot (137 individuals), as well as smaller populations of other breeding seabirds: Fulmar (57 pairs), Herring Gull (30 pairs), Shag (17 pairs), Kittiwake (20 pairs) and Great Black-backed Gull (1 pair) - all seabird data from 1999, 2001 and 2002.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A

Sheeps Head to Toe Head SPA 4156 - Screening Assessment											
<b>Special Conservation Interest</b>	<ul style="list-style-type: none"> <li>• Peregrine (Falco peregrinus) [A103]</li> <li>• Chough (Pyrrhocorax pyrrhocorax) [A346]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>										
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Objective	Special Conservation Interest Species										
Maintain or restore favourable conservation condition	Peregrine (Falco peregrinus) [A103]										
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Special Conservation Interest Species	Conservation	Global									
Peregrine (Falco peregrinus) [A103]	Good	Good									
Chough (Pyrrhocorax pyrrhocorax) [A346]	Excellent	Excellent									
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Grazing</li> <li>• Competition (fauna)</li> </ul>										

Sheeps Head to Toe Head SPA 4156 - Screening Assessment	
	<ul style="list-style-type: none"> <li>• Predation</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap or adjoin the SPA	There are a number of small settlements located proximal to this SPA. They are Barleycove, Crookhaven, Goleen, Baltimore and Tragumna.
Settlements with hydrological linkage to SPA	N/A
Relevant Population Targets (Settlements) to 2028	<ul style="list-style-type: none"> <li>• Baltimore: 471 people (+148 people, +60 additional dwelling units)</li> <li>• Goleen: +20 additional dwellings</li> <li>• Crookhaven: +10 residential units</li> <li>• Barleycove. No population targets. Special Policy Area zonings associated with this area provides for some additional development for tourism within this settlement.</li> <li>• Tragumna: No population targets. Special Policy Area zoning associated with this area provides for some additional development for tourism and for the provision of community and recreation facilities in this settlement.</li> </ul>
Rural Housing Policy Area	This SPA is within the area identified for Tourism and Rural Diversification in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one-off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links, including rural based sustainable tourism, to the area.

## Sheeps Head to Toe Head SPA 4156 - Screening Assessment

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct mortality risk to relevant bird species (e.g. wind energy development);

### Assessment:

Volumes reviewed: Volume 1 and Volume 5 - West Cork

### Policies Which Could Give Rise to Direct Effects on Habitats

- The settlement boundary of Crookhaven overlaps with the boundary of the SPA. The draft plan proposes the development of 10 additional dwelling units within this settlement, though no zoned areas are identified within the 'Existing Built Up Area'. The development of additional houses within the SPA has the potential to impact on the extent or quality of feeding habitat for Chough and could have the potential to give rise to disturbance related impact to either of these species at their breeding sites or feeding areas (Chough);
- The settlement boundary of Baltimore overlaps with the boundary of the SPA. The draft plan proposes the development of 85 additional dwelling units within this settlement. No areas with the 'Existing Built Up Area' overlapped by or adjacent to the SPA are zoned for development, although a planned walk (U-03) runs adjacent to the SPA boundary. The development of additional houses within the SPA has the potential to impact on the extent or quality of feeding habitat for Chough and could have the potential to give rise to disturbance related impact to either of these species at their breeding sites or feeding areas (Chough)

## Sheeps Head to Toe Head SPA 4156 - Screening Assessment

- Barley Cove and Tragumna are referred to, in the Plan, as Other Locations. The SPA overlaps the development boundary of both locations. Any development within the SPA has the potential to impact on the extent or quality of feeding habitat for Chough and could have the potential to give rise to disturbance related impact to either of these species at their breeding sites or feeding areas (Chough)

### Policies Which Could Give Rise Indirect Effects on Habitats

- Sheep's Head and Mizen Head Peninsulas are recognised in the plan as nationally significant tourism assets and key tourist attractions. The draft plan also acknowledges the potential for the development of the Sheep's Head trail. Crookhaven, Goleen, Baltimore, Barley Cove and Tragumna have objectives to development tourism facilities. Policies encouraging development of tourism industry for settlements and 'other locations' proximal to and overlapping the SPA (Vol. 1 **Chapter 10 Tourism** TO 10-9 Tourism Facilities, TO 10-10 Tourist Accommodation and Vol. 5 **West Cork**) could give rise to impacts on feeding or breeding habitats of chough and peregrine falcon.
- An objective for Baltimore is to develop a Scenic walk (U-02). The planned route runs adjacent to the SPA. Without mitigation measures in place, this development may indirectly affect feeding habitats for chough and peregrine falcon (Vol. 5 **West Cork MD** - Baltimore)
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species (Vol 1 Chapter 5).
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13)

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to birds which are special conservation interest species of this site and could give rise to impacts on feeding or breeding habitats of relevant species. These include policies contained in Vol. 1 Chapter 10 Tourism TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-7 Long Distance Walks and policies encouraging development of tourism industry for settlements proximal to the SPA (Baltimore, Goleen, Barleycove, Crookhaven and Tragumna) as contained in Vol. 5 **West Cork**.

### Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species

## Sheeps Head to Toe Head SPA 4156 - Screening Assessment

- No policies identified

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Sheep's Head to Toe Head SPA and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 - Chapter 5 Rural
- Volume 1 - Chapter 7 Marine, Coastal and Islands
- Volume 1 - Chapter 8 Economic Development
- Volume 1 - Chapter 10 Tourism
- Volume 1 - Chapter 13 Energy and Telecommunications
- Volume 1 - Chapter 18 Zoning and Land Use
- Volume 5 West Cork MD – settlement policies for Baltimore, Goleen, Crookhaven, Barleycove and Tragumna

### Population targets to be considered

- Vol 5 – West Cork MD - Proposed population targets for Crookhaven

### Zoning to be Considered

- Existing built-up area - Crookhaven

Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA 4161 - Screening Assessment	
Description	<p>This a very large, upland site, centred on the borders between the counties of Cork, Kerry and Limerick. The peaks are not notably high or indeed pronounced, with a maximum of 451 m at Knockhefa. Many rivers rise within the site, notably the Blackwater, Feale, Clydagh, Oolagh, and Smerlagh. The site consists of a variety of upland habitats, though almost half (45%) is afforested. The coniferous forest includes first and second rotation plantations, with both pre-thicket stands present as well as clearfell areas. A substantial part (28%) of the site is unplanted blanket bog and heath, with both wet and dry heath present. The remainder of the site is largely rough grassland that is used for hill farming.</p> <p>Some areas of scrub and deciduous woodland occur, especially within the river valleys.</p> <p>Supports c. 21% of the all-Ireland population of <i>Circus cyaneus</i>, which is the largest concentration in the country for the species. Habitat excellent for both nesting and foraging purposes. <i>Asio flammeus</i>, a rare breeding bird in Ireland, has nested in the past and has been recorded intermittently in recent years. <i>Falco columbarius</i> has a presence though the size of the population is unknown. <i>Lagopus lagopus</i>, a Red Data Book species, occurs.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A
Special Conservation Interest	<ul style="list-style-type: none"> <li>• Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>
Conservation Objectives	



Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA 4161 - Screening Assessment			
	<b>Objective</b>	<b>Special Conservation Interest Species</b>	
	Maintain or restore favourable conservation condition	Hen Harrier ( <i>Circus cyaneus</i> ) [A082]	
Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020			
<b>Current Conservation Condition of Special Conservation Interest Species</b>	<b>Special Conservation Interest Species</b>	<b>Conservation</b>	<b>Global</b>
	Hen Harrier ( <i>Circus cyaneus</i> ) [A082]	Excellent	Excellent
	Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration. Global: Global assessment of the value of the site for conservation of the species concerned.		
Ref: NPWS Designated Site Data, SPA Datasheet			
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Irrigation</li> <li>• Paths, tracks, cycling tracks</li> <li>• Dispersed habitation</li> <li>• Peat extraction</li> <li>• Roads, motorways</li> <li>• Sylviculture, forestry</li> </ul> Ref: NPWS Natura 2000 Data Form Date		
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas			
<b>Strategic Planning Area</b>	North Cork Strategic Planning Area		

Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA 4161 - Screening Assessment	
Settlements whose boundaries overlap with or are adjacent to the SPA	Part of the settlement of Rockchapel is located within the SPA, Ballydesmond is adjacent to the SPA
Settlements with hydrological linkage to SPA	N/A
Rural Housing Policy Area	This SPA is within the area identified as “Structurally Weaker Rural” in Chapter 5 of the draft CDP. Policy is to accommodate permanent residential development, as it arises, subject to good planning practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.
Relevant Population Targets (Settlements) to 2028	Rockchapel: +15 residential units
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>encourage development which could pose a significant direct risk to relevant bird species.</li> </ul>	

## Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA 4161 - Screening Assessment

### Assessment

Volumes reviewed: Volume 1 and Volume 3 - Kanturk-Mallow MD

#### Policies Which Could Give Rise to Direct Effects on Habitats

- Rockchapel development boundary overlaps the SPA. Land zoned within the development boundary is zoned as open space with the rest of the settlement identified as existing built up area. The draft plan proposes the development of 15 additional dwelling units within this settlement. The development of additional houses within the SPA has the potential to give rise to disturbance related impact to Hen Harriers.

#### Policies Which Could Give Rise Indirect Effects on Habitats

- The development boundary for Ballydesmond is adjacent to the SPA. The target population for Ballydesmond, in the draft plan, is 309 (+26 people) and an additional 30 residential housing units. The development of additional houses so close to the SPA has the potential to give rise to disturbance related impact to Hen Harriers.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species (Vol 1 Chapter 5).

#### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- Policies which encourage development in upland areas for recreational and other activities could result in increased disturbance related impacts to birds which are special conservation interest species of this site - (Vol. 1 Chapter 10 Tourism TO 10-7 Long Distance Walks)

#### Policies which could encourage development which could pose a significant direct risk to relevant bird species

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13)

## Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA 4161 - Screening Assessment

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunications
- Volume 1 Chapter 18 - Zoning and Land Use
- Volume 3 Kanturk-Mallow MD - settlement polices for Rockchapel

### Population targets to be considered

- Rockchapel: +15 residential units
- Ballydesmond: 309 people (+26 people, +30 residential units)

### Zoning to be Considered

- Existing built-up area - Rockchapel

Mullaghanish to Musheramore Mountains SPA 4162 - Screening Assessment					
Description	<p>The site consists of a variety of upland habitats, though approximately one-third is afforested. The coniferous forests include first and second rotation plantations, with both pre-thicket and post-thicket stands present. The principal tree species present are Sitka Spruce (<i>Picea sitchensis</i>) and Lodgepole Pine (<i>Pinus contorta</i>). Almost one-third of the site is unplanted blanket bog and heath, with both wet and dry heaths present. The vegetation is characterised by such species as Ling Heather (<i>Calluna vulgaris</i>), Cross-leaved Heath (<i>Erica tetralix</i>), Billberry (<i>Vaccinium myrtillus</i>), Common Cottongrass (<i>Eriophorum angustifolium</i>), Deergrass (<i>Scirpus cespitosus</i>) and Purple Moor Grass (<i>Molinia caerulea</i>). The remainder of the site is largely rough grassland that is used for hill farming. This varies in composition, with some wet areas with rushes (<i>Juncus</i> spp.) and some areas subject to scrub encroachment.</p> <p>This SPA is a stronghold for Hen Harriers. The early stage of new and second-rotation conifer plantation are the most frequently used nesting sites, though some pairs may still nest in tall heather of unplanted bogs and heath. This site also supports a breeding population of Merlin.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
Catchment and Sub-catchment details	N/A				
Water Quality	N/A				
Special Conservation Interest	<ul style="list-style-type: none"> <li>• Hen Harrier (<i>Circus cyaneus</i>) [A082]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>				
Conservation Objectives	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Qualifying Interest</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Objective	Qualifying Interest		
Objective	Qualifying Interest				

Mullaghanish to Musheramore Mountains SPA 4162 - Screening Assessment								
	Maintain or restore favourable conservation condition	Hen Harrier ( <i>Circus cyaneus</i> ) [A082]						
	Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020							
Current Conservation Condition of Special Conservation Interest Species	<table border="1"> <thead> <tr> <th>Special Conservation Interest Species</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Hen Harrier (<i>Circus cyaneus</i>) [A082]</td> <td>Excellent</td> <td>Good</td> </tr> </tbody> </table>		Special Conservation Interest Species	Conservation	Global	Hen Harrier ( <i>Circus cyaneus</i> ) [A082]	Excellent	Good
	Special Conservation Interest Species	Conservation	Global					
Hen Harrier ( <i>Circus cyaneus</i> ) [A082]	Excellent	Good						
<p>Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.</p> <p>Global: Global assessment of the value of the site for conservation of the species concerned.</p> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>								
Threats and Pressures	<ul style="list-style-type: none"> <li>• Grazing</li> <li>• Peat extraction</li> <li>• Sylviculture, forestry</li> <li>• Roads, motorways</li> <li>• Paths, tracks, cycling tracks</li> <li>• Dispersed habitation</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>							
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas								
Strategic Planning Area	<p>West Cork Strategic Planning Area</p> <p>Greater Cork Ring Strategic Planning Area</p>							

Mullaghanish to Musheramore Mountains SPA 4162 - Screening Assessment	
Settlements whose boundaries overlap with the SPA	None
Settlements with hydrological linkage to SPA	N/A
Rural Housing Policy Area	Transitional Rural Area Rural Area Under Strong Urban Influence
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>encourage development which could pose a significant direct risk to relevant bird species.</li> </ul> <p><b>Assessment</b></p> <p>Volumes reviewed Volume 1 and Volume 3 - Macroom MD</p> <p><b>Policies Which Could Give Rise to Direct Effects on Habitats</b></p> <ul style="list-style-type: none"> <li>No land within the SPA is zoned for development and no development boundaries overlap or are adjacent to the site;</li> </ul>	

## Mullaghanish to Musheramore Mountains SPA 4162 - Screening Assessment

### Policies Which Could Give Rise Indirect Effects on Habitats

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species (Vol 1 Chapter 5).

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- The plan acknowledges the Council's support of walkways like the Blackwater Way. This trail runs through a section of the SPA. Policies which encourage development in upland areas for recreational and other activities could result in increased disturbance related impacts to birds which are special conservation interest species of this site - (Vol. 1 Chapter 10 Tourism TO 10-7 Long Distance Walks).

### Policies which could encourage development which could pose a significant direct risk to relevant bird species

- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13)

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Stacks to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA and accordingly, it is determined that Appropriate Assessment is required.

### Policies to be considered

- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunications



## Mullaghanish to Musheramore Mountains SPA 4162 - Screening Assessment

### Population targets to be considered

- None

### Zoning to be Considered

- None

Deenish Island and Scariff Island SPA 4175 - Screening Assessment	
Description	<p>These small to medium sized uninhabited islands are situated between 5 and 7 km west of Lamb’s Head off the Kerry coast and thus are very exposed to the forces of the Atlantic. Scariff is the larger of the two. It is very steep sided all the way round, rising to a peak of 252 m. The highest cliffs are on the south side. The island vegetation is a mix of maritime grassland, bracken and some heath type vegetation. There are ruins of a monastic settlement and a cottage in the north-east sector of the island. Deenish is less rugged than Scariff, rising to 144 m in its southern half but the northern half is lower and flatter. The vegetation is mostly grassland, with some heath on the higher ground. Old fields are overgrown with bracken and brambles. The sea area to 500 m around the islands is included within the site to provide ‘rafting’ areas for the Shearwaters.</p> <p>The site supports a nationally important population of <i>Puffinus puffinus</i> (5.2% of all-Ireland total). The site has long been known as a breeding site for <i>Hydrobates pelagicus</i> but there is no recent survey data. Other seabird species which occur in all-Ireland important numbers are <i>Sterna paradisaea</i>, <i>Fulmarus glacialis</i> and <i>Larus fuscus</i>. This site also has breeding <i>Phalacrocorax aristotelis</i>, <i>Larus argentatus</i> and <i>Cephus grille</i>. Deenish Island and Scariff Island provides excellent habitat for the seabirds. The islands also have a small breeding population of <i>Pyrrhocorax pyrrhocorax</i>.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A

Deenish Island and Scariff Island SPA 4175 - Screening Assessment								
<b>Water Quality</b>	<p>The water quality status of South Western Atlantic Seaboard (Has 21;22) is unassigned and the Water Framework Directive risk status is Not At Risk</p> <p>Ref: EPA WFD Status 2013-2018.</p>							
<b>Special Conservation Interest Species</b>	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</li> <li>• Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>							
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Special Conservation Interest Species</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Maintain and restore favourable conservation condition</td> <td>Fulmar (<i>Fulmarus glacialis</i>) [A009]</td> </tr> <tr> <td>Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</td> </tr> <tr> <td>Storm Petrel (<i>Hydrobates pelagicus</i>) [A014]</td> </tr> <tr> <td>Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</td> </tr> </tbody> </table>	Objective	Special Conservation Interest Species	Maintain and restore favourable conservation condition	Fulmar ( <i>Fulmarus glacialis</i> ) [A009]	Manx Shearwater ( <i>Puffinus puffinus</i> ) [A013]	Storm Petrel ( <i>Hydrobates pelagicus</i> ) [A014]	Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]
Objective	Special Conservation Interest Species							
Maintain and restore favourable conservation condition	Fulmar ( <i>Fulmarus glacialis</i> ) [A009]							
	Manx Shearwater ( <i>Puffinus puffinus</i> ) [A013]							
	Storm Petrel ( <i>Hydrobates pelagicus</i> ) [A014]							
	Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]							

Deenish Island and Scariff Island SPA 4175 - Screening Assessment					
		Arctic Tern ( <i>Sterna paradisaea</i> ) [A194]			
	Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020				
Current Conservation Condition of Special Conservation Interest Species	<b>Special Conservation Interest Species</b>			<b>Conservation</b>	<b>Global</b>
	Fulmar ( <i>Fulmarus glacialis</i> ) [A009]			Good	Good
	Manx Shearwater ( <i>Puffinus puffinus</i> ) [A013]			Excellent	Excellent
	Storm Petrel ( <i>Hydrobates pelagicus</i> ) [A014]			Excellent	Good
	Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183]			Good	Excellent
	Arctic Tern ( <i>Sterna paradisaea</i> ) [A194]			Good	Good
	<p>Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.</p> <p>Global: Global assessment of the value of the site for conservation of the species concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>				
Threats and Pressures	No Threat and Pressure recorded				
	Ref: NPWS Natura 2000 Data Form 2018				
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas					

## Deenish Island and Scariff Island SPA 4175 - Screening Assessment

Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SPA	N/A
Settlements with hydrological linkage to SPA	N/A
Rural Housing Policy Area	N/A

### Screening Assessment

Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct risk to relevant bird species

#### Assessment

Volumes reviewed: Volume 1 and Volume 5 - West Cork

## Deenish Island and Scariff Island SPA 4175 - Screening Assessment

### **Policies Which Could Give Rise to Direct Effects On Habitats**

- No policies identified.

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- No policies identified.

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- No policies identified.

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- No policies identified.

## Assessment Determination

It is considered that there is no potential for impact on Deenish Island and Scariff Island SPA and accordingly, it is determined that no further action is required.

Galley Head to Duneen Point SPA 4190					
<b>Description</b>	<p>Galley Point to Duneen Point SPA is situated to the south-west of the town of Clonakilty, Co. Cork. It encompasses the sea cliffs south of Castlefreke dunes to Galley Head, north-eastward along the coast to Dunowen Head and Ringlea Point as far as the north side of Duneen Point. The site includes the sea cliffs and the land adjacent to the cliff edge. The high-water mark forms the seaward boundary. Most of the site is underlain by Devonian sandstone, siltstone and mudstone, but similar rocks of Carboniferous age also occur.</p> <p>The site supports an important population of breeding <i>Pyrrhocorax pyrrhocorax</i> - 11 breeding pairs were recorded from the site in the 1992 survey and 11 in the 2002/03 survey. In addition, flocks of 4-6 birds have been noted.</p> <p>Ref: NPWS Natura 2000 form 2018</p>				
<b>Catchment and Sub-catchment details</b>	N/A				
<b>Water Quality</b>	N/A				
<b>Special Conservation Interest Species</b>	<ul style="list-style-type: none"> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>				
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Special Conservation Interest Species</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Objective	Special Conservation Interest Species		
Objective	Special Conservation Interest Species				

Galley Head to Duneen Point SPA 4190								
	Maintain and restore favourable conservation condition	Chough (Pyrrhocorax pyrrhocorax) [A346]						
	Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020							
Current Conservation Condition of Special Conservation Interest Species	<table border="1"> <thead> <tr> <th>Special Conservation Interest Species</th> <th>Conservation</th> <th>Global</th> </tr> </thead> <tbody> <tr> <td>Chough (Pyrrhocorax pyrrhocorax) [A346]</td> <td>Good</td> <td>Excellent</td> </tr> </tbody> </table>		Special Conservation Interest Species	Conservation	Global	Chough (Pyrrhocorax pyrrhocorax) [A346]	Good	Excellent
	Special Conservation Interest Species	Conservation	Global					
Chough (Pyrrhocorax pyrrhocorax) [A346]	Good	Excellent						
	<p>Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.</p> <p>Global: Global assessment of the value of the site for conservation of the species concerned.</p> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>							
Threats and Pressures	<ul style="list-style-type: none"> <li>• Abandonment of pastoral systems, lack of grazing</li> <li>• Dispersed habitation</li> <li>• Stock feeding</li> <li>• Walking, horseriding and non-motorised vehicles</li> <li>• Roads, motorways</li> <li>• Railway lines, TGV</li> <li>• Electricity and phone lines</li> <li>• Fertilisation</li> <li>• Use of biocides, hormones and chemicals</li> </ul>							



Galley Head to Duneen Point SPA 4190	
	Ref: NPWS Natura 2000 Data Form 2018
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap or adjoin the SPA	None. The site is located to the south west of Clonakilty, to the south of Ardfield and to the south east of Owenahinchy.
Settlements with hydrological linkage to SPA	N/A
Relevant Population Targets (Settlements) to 2028	None
Rural Housing Policy Area	This SPA is within the area identified for Tourism and Rural Diversification in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one-off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links, including rural based sustainable tourism, to the area.
Screening Assessment	
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:	

## Galley Head to Duneen Point SPA 4190

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);
- encourage development which could pose a significant direct mortality risk to relevant bird species (e.g. wind energy development)

### **Assessment:**

Volumes reviewed: Volume 1 and Volume 5 - West Cork

### **Policies Which Could Give Rise to Direct Effects on Habitats**

- No land with the SAC is zoned for development.

### **Policies Which Could Give Rise Indirect Effects on Habitats**

- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species (Vol 1 Chapter 5).
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13)

### **Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds**

- Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased disturbance related impacts to birds which are special conservation interest species of this site These include policies contained in Vol. 1 **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-7 Long Distance Walks

### **Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species**

- No policies identified.

## Galley Head to Duneen Point SPA 4190

### Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Galley Point to Duneen Point SPA and accordingly, it is determined that Appropriate Assessment is required.

#### **Policies to be considered**

- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunications
- Volume 5 Bandon-Kinsale MD: settlement policies for Clonakilty, Ardfield and Owenahinchy

#### **Population targets to be considered**

None

#### **Zonings to Be Considered**

None

Seven Heads SPA 4191 - Screening Assessment	
Description	<p>The Seven Heads SPA is situated to the south-west of the town of Courtmacsherry, Co. Cork. It encompasses the sea cliffs of the Seven Heads peninsula north-east to Barry's Point and also the cliffs of Dunworly Bay and Barry's Cove. The site includes the sea cliffs, which rise to over 50 m, notably south of Barry's Point, and the land adjacent to the cliff edge. The high water mark forms the seaward boundary. Most of the site is underlain by Devonian sandstones, siltstones and mudstones; similar rocks of Carboniferous age also occur at the eastern and western ends of the site. Sea cliffs are the predominant habitat of the site; these occur along its length and are generally well-vegetated by a suite of typical sea cliff species. Above the cliffs areas of heath, improved grassland, unimproved wet and dry grassland, freshwater marsh and arable land occur. Landuse is predominately grazing by stock, but some arable farming is also carried out, particularly on the Seven Heads Peninsula. The grazing regime, which results in a tight vegetation sward, is beneficial to <i>Pyrrhocorax pyrrhocorax</i>. Areas of semi-natural habitats occur in many places adjacent to the breeding cliffs, interspersed between other areas of relatively intensive grass production.</p> <p>The site supports a nationally important population of breeding <i>Pyrrhocorax pyrrhocorax</i>, a Red Data Book species. Eleven breeding pairs were recorded from the site in the 1992 survey and 15 in the 2002/03 survey. In addition, flocks of up to 47 birds were noted in the 1992 survey and up to 25 in the 2002/03 survey. The site is also used by <i>Falco peregrinus</i>, and a variety of seabird species breed on the cliffs.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
Catchment and Sub-catchment details	N/A
Water Quality	N/A

Seven Heads SPA 4191 - Screening Assessment								
<b>Special Conservation Interest Species</b>	<ul style="list-style-type: none"> <li>• Chough (Pyrrhocorax pyrrhocorax) [A346]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>							
<b>Conservation Objectives</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00838f; color: white;">Objective</th> <th style="background-color: #00838f; color: white;">Special Conservation Interest Species</th> </tr> </thead> <tbody> <tr> <td>Maintain or restore favourable conservation condition</td> <td>Chough (Pyrrhocorax pyrrhocorax) [A346]</td> </tr> </tbody> </table> <p>Ref: NPWS Conservation Objectives Document, Generic Version 7.0, April 2020</p>		Objective	Special Conservation Interest Species	Maintain or restore favourable conservation condition	Chough (Pyrrhocorax pyrrhocorax) [A346]		
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Special Conservation Interest Species	Conservation	Global						
Chough (Pyrrhocorax pyrrhocorax) [A346]	Good	Excellent						
<b>Threats and Pressures</b>	<ul style="list-style-type: none"> <li>• Urbanised areas, human habitation</li> <li>• Agricultural structures, buildings in the landscape</li> <li>• Competition (fauna)</li> <li>• Abandonment of pastoral systems, lack of grazing</li> <li>• Predation</li> </ul>							

Seven Heads SPA 4191 - Screening Assessment	
	Ref: NPWS Natura 2000 Data Form 2018
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	West Cork Strategic Planning Area
Settlements whose boundaries overlap or adjoin the SPA	The SPA is located along the shoreline to the south and west of Courtmacsherry.
Settlements with hydrological linkage to SPA	N/A
Rural Housing Policy Area	This SPA is within the area identified for Tourism and Rural Diversification in Chapter 5 of the draft CDP. Policy permitting settlement in this area is aimed at restricting development of one-off rural housing only for people who can demonstrate that they have a rural generated housing need based on social or economic links, including rural based sustainable tourism, to the area.
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>• encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>• encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>• encourage development which could pose a significant direct mortality risk to relevant bird species (e.g. wind energy development);</li> </ul>	

## Seven Heads SPA 4191 - Screening Assessment

### Assessment:

Volumes reviewed: Volume 1 and Volume 5 - Bandon-Kinsale

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SPA is zoned for development.

### Policies Which Could Give Rise Indirect Effects on Habitats

- Policies which encourage increased recreational and other activity within coastal and marine areas could give rise to impacts on feeding or breeding habitats of relevant species. These include policies contained in Vol. 1 **Chapter 10 Tourism** TO 10-2 Wild Atlantic Way and Irelands Ancient East, TO 10-7 Long Distance Walks and policies encouraging development of tourism industry for settlements proximal to the SPA (Courtmacsherry) as contained in Vol. 5 **Bandon-Kinsale**.
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species (Vol 1 Chapter 5).
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13)

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- Objectives for both Timoleague and Courtmacsherry which seek to improvement and further develop the Seven Heads Walk could cause result in increased disturbance related impacts to Choughs which are special conservation interest species of this site and could give rise to impacts on their feeding or breeding habitats (Vol. 5 - Bandon-Kinsale MD)

### Policies which could encourage development which could pose a significant direct mortality risk to relevant bird species

- No policies identified.

## Screening Determination

## Seven Heads SPA 4191 - Screening Assessment

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Seven Heads SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Volume 1 Chapter 5 - Rural
- Volume 1 Chapter 10 - Tourism
- Volume 1 Chapter 13 - Energy and Telecommunications
- Volume 5 Bandon-Kinsale MD - Courtmacsherry and Timoleague

### **Population targets to be considered**

- None

### **Zonings to be considered**

- None



Helvick Head to Ballyquin SPA 4192	
<p><b>Description</b></p>	<p>Helvick Head to Ballyquin SPA is a linear site situated on the south-west coast of Co. Waterford. It includes the sea cliffs and land adjacent to the cliff edge between Helvick Head in the east and Ballyquin townland in the south-west. The high water mark forms the seaward boundary, except around Helvick Head where the adjacent sea area to a distance of 500 m from the cliff base is included.</p> <p>The low heath and agricultural farmland on the cliff tops provide good foraging habitat for <i>Pyrrhocorax pyrrhocorax</i>; the site is also important for <i>Falco peregrinus</i>. In addition, the site has important breeding seabird populations, centered around Helvick Head.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>N/A</p>
<p><b>Water Quality</b></p>	<p>The water quality status of Eastern Celtic Sea (HAs 13;17) is unassigned. Dungarvan Harbour is high status. The Water Framework Directive risk status of both coastal waterbodies is Not At Risk.</p> <p>Ref: EPA WFD Status 2013-2018.</p>
<p><b>Special Conservation Interest Species</b></p>	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Peregrine (<i>Falco peregrinus</i>) [A103]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346]</li> </ul> <p>Ref: NPWS Designated Site Data, SPA Datasheet</p>

Helvick Head to Ballyquin SPA 4192				
Conservation Objectives	<b>Objective</b>		<b>Special Conservation Interest Species</b>	
	Maintain or restore favourable conservation condition	Cormorant ( <i>Phalacrocorax carbo</i> ) [A017]		
		Peregrine ( <i>Falco peregrinus</i> ) [A103]		
		Herring Gull ( <i>Larus argentatus</i> ) [A184]		
		Kittiwake ( <i>Rissa tridactyla</i> ) [A188]		
		Chough ( <i>Pyrrhocorax pyrrhocorax</i> ) [A346]		
Ref: NPWS Conservation Objectives Document. Generic Version 7.0, April 2020				
Current Conservation Condition of Special Conservation Interest Species	<b>Special Conservation Interest Species</b>		<b>Conservation</b>	<b>Global</b>
	Cormorant ( <i>Phalacrocorax carbo</i> ) [A017]		Good	Significant
	Peregrine ( <i>Falco peregrinus</i> ) [A103]		Good	Good
	Herring Gull ( <i>Larus argentatus</i> ) [A184]		Good	Good
	Kittiwake ( <i>Rissa tridactyla</i> ) [A188]		Good	Good
	Chough ( <i>Pyrrhocorax pyrrhocorax</i> ) [A346]		Good	Good

Helvick Head to Ballyquin SPA 4192	
	<p>Conservation: Degree of conservation of the features of the habitat which are important for the species concerned and the possibilities for restoration.</p> <p>Global: Global assessment of the value of the site for conservation of the species concerned.</p> <p>Ref: NPWS Designated Site Data, SAC Datasheet</p>
Threats and Pressures	<ul style="list-style-type: none"> <li>• Erosion</li> <li>• Invasive non-native species</li> <li>• Motorised vehicles</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas	
Strategic Planning Area	N/A
Settlements whose boundaries overlap with the SPA	N/A
Settlements with hydrological linkage to SPA	N/A
Rural Housing Policy Area	N/A
Screening Assessment	
Having regard to the Conservation Objectives which apply to the site, the key requirements of this process is to ensure that policies in the draft plan will not:	

## Helvick Head to Ballyquin SPA 4192

- encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;
- encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;
- encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development, cycleways, walking trails or paths);
- encourage development which could pose a significant direct risk to relevant bird species

### Assessment

Volumes reviewed: Volume 1 and Volume 5 - West Cork

### Policies Which Could Give Rise to Direct Effects On Habitats

- No policies identified.

### Policies Which Could Give Rise Indirect Effects on Habitats

- No policies identified.

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

- No policies identified.

### Policies which could encourage development which could pose a significant direct risk to relevant bird species

### Helvick Head to Ballyquin SPA 4192

- No policies identified.

### Assessment Determination

It is considered that there is no potential for impact on Helvick Head to Ballyquin SPA and accordingly, it is determined that no further action is required.

Courtmacsherry Bay SPA 4219 - Screening Assessment	
<p><b>Description</b></p>	<p>Courtmacsherry Bay is situated approximately 12 km south of Bandon and immediately west of the village of Timoleague in west Co. Cork.</p> <p>The site, which is largely estuarine in nature, consists of the drowned valley of the Argideen River that is now filled with sediment. This results in extensive mudflats and areas of saltmarsh. Most of the mudflats are unvegetated but Cord-grass <i>Spartina anglica</i> occurs in places. The estuary of the Kilbrittain River in the north-east of the site holds the best area of salt marsh. The seaward boundary of the site stretches from Coolmain Point to Barry Point, and includes Coolmain Bay and Broadstrand Bay.</p> <p>Courtmacsherry Bay is an important site for wintering waterfowl. It supports internationally important numbers of <i>Limosa limosa</i> and nationally important numbers of eleven other species: <i>Gavia immer</i>, <i>Pluvialis apricaria</i>, <i>Tadorna tadorna</i>, <i>Anas penelope</i>, <i>Mergus serrator</i>, <i>Vanellus vanellus</i>, <i>Calidris alpina</i>, <i>Limosa lapponica</i>, <i>Numenius arquata</i>, <i>Larus ridibundus</i> and <i>Larus canus</i>. It is among the top ten Irish sites for <i>Larus canus</i>. The population of <i>Limosa limosa</i> is substantial (3.7% of the all-Ireland total) and of special note because, despite its relatively small size, the site is among the top ten Irish sites for this species. <i>Haematopus ostralegus</i> and <i>Tringa nebularia</i> also occur in significant numbers.</p> <p>Ref: NPWS Natura 2000 form 2018</p>
<p><b>Catchment and Sub-catchment details</b></p>	<p>Catchment: 20 Bandon_Ilen, Sub-catchment: 20_1 EastCruary_SC_010; 20_12 Argideen_SC_010; 20_4 Kilbrittain_SC_010</p> <p>Ref: EPA</p>
<p><b>Water Quality</b></p>	<p>Water quality in all, bar one (Glashagloragh (Cork)_010 – high status), of the river water bodies in the Argideen sub-catchment (Argideen_010, Argideen_020, Argideen_030, Argideen_040, Owenkeagh_010, Owenkeagh_020 is assigned good status and the Water</p>

### Courtmacsherry Bay SPA 4219 - Screening Assessment

Framework Directive risk status is Not at Risk. Water quality in East Cruary\_010 and Barreragh\_010 is unassigned and have a WFT risk status of Review. Kilbrittain\_010 is at good status and has a WFD risk status of Not at Risk. Kilbrittain\_020 is at good status and has a WFD risk status of Review. Flaxfort Strand\_010 is unassigned and Not at Risk.

Water quality in the Argideen Estuary is poor and has a WFD risk status of At Risk. Courtmacsherry Bay is at good status and has a WFD risk status of Review. Ref: EPA WFD Status 2013-2018.

#### Special Conservation Interests

Special Conservation Interest Species / Habitat	Reason
Great Northern Diver ( <i>Gavia immer</i> ) [A003]	Site regularly supports 1% or more of the all-Ireland (winter) population
Shelduck ( <i>Tadorna tadorna</i> ) [A048]	Site regularly supports 1% or more of the all-Ireland (winter) population
Wigeon ( <i>Anas penelope</i> ) [A050]	Site regularly supports 1% or more of the all-Ireland (winter) population
Red-breasted Merganser ( <i>Mergus serrator</i> ) [A069]	Site regularly supports 1% or more of the all-Ireland (winter) population
Golden Plover ( <i>Pluvialis apricaria</i> ) [A140]	Site regularly supports 1% or more of the all-Ireland (winter) population
Lapwing ( <i>Vanellus vanellus</i> ) [A142]	Site regularly supports 1% or more of the all-Ireland (winter) population
Dunlin ( <i>Calidris alpina</i> ) [A149]	Site regularly supports 1% or more of the all-Ireland (winter) population
Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156]	Site regularly supports 1% or more of the biogeographical (winter) population
Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157]	Site regularly supports 1% or more of the biogeographical (winter) population
Curlew ( <i>Numenius arquata</i> ) [A160]	Site regularly supports 1% or more of the biogeographical (winter) population

Courtmacsherry Bay SPA 4219 - Screening Assessment																			
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<b>Conservation Objectives</b>	<ul style="list-style-type: none"> <li>• Maintain favourable conservation condition – all species.</li> <li>• Maintain the favourable conservation condition of the wetland habitat in Courtmacsherry Bay SPA as a resource for the regularly occurring migratory birds that utilise it.</li> </ul> <p>Ref: NPWS Conservation Objectives Document, Version 1, October 2014</p>																		
<b>Current Conservation Condition of Qualifying Interests</b>	<table border="1"> <thead> <tr> <th>Qualifying Interest</th> <th>Site Conservation Condition</th> </tr> </thead> <tbody> <tr> <td>Great Northern Diver (<i>Gavia immer</i>) [A003]</td> <td>Intermediate Unfavourable</td> </tr> <tr> <td>Shelduck (<i>Tadorna tadorna</i>) [AO48]</td> <td>Intermediate Unfavourable</td> </tr> <tr> <td>Wigeon (<i>Anas penelope</i>) [AO50]</td> <td>Favourable</td> </tr> <tr> <td>Red-breasted Merganser (<i>Mergus serrator</i>) [AO69]</td> <td>Unfavourable</td> </tr> <tr> <td>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</td> <td>Highly Unfavourable</td> </tr> <tr> <td>Lapwing (<i>Vanellus vanellus</i>) [A142]</td> <td>Highly Unfavourable</td> </tr> <tr> <td>Dunlin (<i>Calidris alpina</i>) [A149]</td> <td>Unfavourable</td> </tr> <tr> <td>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</td> <td>Favourable</td> </tr> </tbody> </table>	Qualifying Interest	Site Conservation Condition	Great Northern Diver ( <i>Gavia immer</i> ) [A003]	Intermediate Unfavourable	Shelduck ( <i>Tadorna tadorna</i> ) [AO48]	Intermediate Unfavourable	Wigeon ( <i>Anas penelope</i> ) [AO50]	Favourable	Red-breasted Merganser ( <i>Mergus serrator</i> ) [AO69]	Unfavourable	Golden Plover ( <i>Pluvialis apricaria</i> ) [A140]	Highly Unfavourable	Lapwing ( <i>Vanellus vanellus</i> ) [A142]	Highly Unfavourable	Dunlin ( <i>Calidris alpina</i> ) [A149]	Unfavourable	Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156]	Favourable
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Courtmacsherry Bay SPA 4219 - Screening Assessment									
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Threats and Pressures	<ul style="list-style-type: none"> <li>• Grazing</li> <li>• Disposal of household / recreational facility waste</li> <li>• Nautical sports</li> </ul> <p>Ref: NPWS Natura 2000 Data Form 2018</p>								
Relationship to draft County Development Plan Settlements, Zonings and Policy Areas									
Strategic Planning Area	<p>West Cork Strategic Planning Area</p> <p>Greater Cork Ring Strategic Planning Area</p>								
Settlements whose boundaries overlap or adjoin the SPA	<p>The settlement boundary of Courtmacsherry overlaps with the SPA boundary. Lands within the settlement boundary comprise estuarine habitats primarily. Lands adjoining the SPA within the settlement comprise primarily the existing built up area.</p> <p>The village of Timoleage lies adjacent to the SPA. Lands adjoining the SPA within the settlement comprise the existing built up area.</p>								

Courtmacsherry Bay SPA 4219 - Screening Assessment	
Settlements with hydrological linkage to SPA	Courtmacsherry, Timoleague, Ballinascarty, Kilbrittain,
Relevant Population Targets (Settlements) to 2028	<p>Courtmacsherry 775 (+185 people, 85 new residential units)</p> <p>Timoleague 470 (+89 people, 45 new residential units)</p> <p>Kilbrittain +20 residential units</p> <p>Ballinascarty +10 residential units</p> <p>Shannonvale +15 residential units</p>
Rural Housing Policy Area	<p>Tourism and Rural Diversification</p> <p>Rural Area Under Strong Urban Influence</p>
Screening Assessment	
<p>Having regard to the Conservation Objectives which apply to the site, and their associated targets, the key requirement is to ensure that policies in the draft plan will not:</p> <ul style="list-style-type: none"> <li>encourage development which could result in direct loss of or damage to habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could result in deterioration to the quality of habitats upon which species of special conservation interest are dependant;</li> <li>encourage development which could cause significant disturbance to relevant bird species at their breeding sites or feeding or resting areas (e.g. zoned land adjacent to an SPA, wind energy development cycleways, walking trails or paths);</li> <li>encourage development which could pose a significant direct mortality risk to relevant bird species</li> <li>result in significantly increased nutrient loadings to the estuary;</li> <li>result in a significantly increased water pollution risk to the estuary;</li> </ul>	

## Courtmacsherry Bay SPA 4219 - Screening Assessment

### Assessment

Volumes reviewed: Volumes 1 and Volume 5 – Bandon Kinsale MD and West Cork MD

### Policies Which Could Give Rise to Direct Effects on Habitats

- No land within the SPA is zoned for development. Where the SPA boundary overlaps with settlement boundaries, these lands are estuarine in nature (Courtmacsherry). Lands bounding the SAC in both settlements forms part of the existing built up areas. Lands bounding the SPA in both settlements forms part of the existing built up area. There is a presumption for development in other areas within settlements which are identified as part of the Existing Built up Area in the settlements of Courtmacsherry and Timoleague and which adjoin the SAC. Development in these areas could increase potential for pollution risk to the estuary and could have the potential to pose a disturbance risk to wintering birds (Vol. 5 **Kinsale-Bandon MD**)

### Policies Which Could Give Rise Indirect Effects on Habitats

- Population growth is proposed for settlements within the catchment of Courtmacsherry Estuary including Courtmacsherry, Timoleague, Kilbrittain and Ballinascarthy. Increased population in these settlements could result in increased nutrient loadings in the estuary associated with discharges from waste water treatment plants in these settlements. Significantly increased nutrient inputs to the estuary could have the potential to result in a reduction in the quality of feeding habitat available to overwintering bird species (Vol. 5 **Kinsale-Bandon MD** and **West Cork MD**).
- Rural housing policies could direct housing into areas within or close to this SAC and could pose a risk of impact to habitats or qualifying interest species (Vol 1 Chapter 5).
- Uncontrolled surface water discharges to watercourses arising from developments within the catchment of this site could pose a risk of causing water pollution
- Inappropriately sited renewable energy projects could have the potential to negatively impact this site (Vol 1 Chapter 13)

### Policies Which Could Encourage Development Which Could Cause Disturbance Risks to Birds

## Courtmacsherry Bay SPA 4219 - Screening Assessment

- Policies which encourage increased recreational and other activity within coastal and marine areas could result in increased erosional pressures on sand dune habitats (Vol 1 **Chapter 7 Marine** - Development in Coastal Areas, Marine leisure; **Chapter 10** - Tourism TO 10-2 Wild Atlantic Way, 10-4 Marine Leisure; Vol. 5 **West Cork MD**);
  - Objectives for Timoleague and Courtmacsherry include the development of a loop walk connecting the two settlement;
  - Timoleague and Courtmacsherry are both on the route for the Wild Atlantic Way;
  - The plan recognises that Courtmacsherry is served by a number of water-based clubs

### **Policies which could encourage development which could pose a significant direct risk to relevant bird species**

- No policies identified

## Screening Determination

It is considered that proposed policies of the draft plan could give rise to significant negative effects on the Courtmacsherry Bay SPA and accordingly, it is determined that Appropriate Assessment is required.

### **Policies to be considered**

- Vol 1 Chapter 2 - Core Strategy
- Vol 1 Chapter 3 - Settlements and Placemaking
- Vol 1 Chapter 4 - Housing
- Vol 1 Chapter 5 - Rural
- Vol 1 Chapter 7 - Marine
- Vol 1 Chapter 10 - Tourism
- Vol 1 Chapter 13 - Energy and Telecommunications
- Vol 1 Chapter 18 - Zoning and Land Use

## Courtmacsherry Bay SPA 4219 - Screening Assessment

- Vol 5 Bandon Kinsale MD – Settlement policies for Timoleague, Courtmacherry, Kilbrittain

### Population targets to be considered

- Courtmacsherry 775 (+185 people, 85 new residential units)
- Timoleague 470 (+89 people, 45 new residential units)
- Kilbrittain +20 residential units
- Ballinascarthy +10 residential units
- Shannonvale +15 residential units

### Zonings to Be Considered

- land identified to be in existing built up area adjacent to the SPA in the settlements of Timoleague and Courtmacsherry.

## Appendix II Assessment of Waste-water Treatment Systems, Blackwater Catchment.

Wastewater discharges were assessed to determine whether they are currently compatible with HIGH status, and the likely impact of increasing the population using the following rationale:

- Assessments were made assuming the rationale as per 'Guidance, Procedures and Training on the Licensing of Discharges to Surface Waters, Groundwater and to Sewer for Local Authorities'. Volume 1- Technical Guidance Manual. WSTG, 2011).
- Discharge quality from most recent Annual Environment Report (AER) was used in mass balance assessments to estimate likely downstream concentrations arising from increased loadings, or estimated where no data exists, and it was assumed that the % removal efficiency can be maintained for the increased loading.
- Wastewater treatment plant dry weather flow (DWF) was taken from the most recent publicly available AER, with 150l/person/day allowed for the mass balance to assess increased loading impact.
- Where the number of units for smaller agglomerations was used for growth, 2.7 pers/dwelling was used.
- Where available from the EPA WFD application (<https://www.catchments.ie/data>) actual water quality was used (averaged for the monitoring period 2017- 2020). Where no data was available, or where water quality is being impacted due to upstream catchment pressures, adjusted background concentrations were used.
- River 95%ile flow was obtained and/or estimated from EPA Hydrotool available at <https://gis.epa.ie/EPAMaps/Water>

- Mass balance calculations were assessed against the water quality standards prescribed in S.I. S.I. No. 272/2009 European Communities Environmental Objectives (Surface Waters) Regulations 2009 as amended.

Where discharges were assessed as being incompatible with HIGH status, either as a result of insufficient assimilative capacity in the waters, and/or the standard of treatment currently provided, a recommendation was made that the population target be altered or that development be put on hold pending upgrade to the wastewater works. The table below summarises the assessment.

**Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment**

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
<b>Ballydesmond</b>	210	309	99	No	Yes	No	Remove population target or put development on hold until necessary upgrades to the WWTP are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems.
<b>Castlemagner</b>	281	308	27	No	Yes	No	Remove population target or put development on hold until necessary upgrades to the WWTP are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems.
<b>Boherbue</b>	334	510	176	No	Yes	Yes project due for comple-	The proposed population target can be accommodated subject to the proposed upgrades being implemented. Development should be put on hold until the planned upgrades are provided.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems*.



**Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment**

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
						tion in 2023		
<b>Cecilstown</b>	TBC	TBC	35	No	Yes	No	Remove population target or put development hold until necessary upgrades to the WWTP are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems.
<b>Liscarroll</b>	490	590	100	No	Yes	No	Remove population target or put development hold until necessary upgrades to the WWTP are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems.

**Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment**

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
<b>Bweeng</b>	524	551	27	No	Yes	No	Remove population target or put development hold until necessary upgrades to the WWTP are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems.
<b>Clondulane</b>	417	458	41	No	Yes	No	Remove population target or put development hold until necessary upgrades to the WWTP are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	The population target has been reduced to a scale that envisages wastewater treatment by means of individual on-site treatment systems.
<b>Cullen</b>	TBC	TBC	46	Yes	Yes	No	Plant upgrades are required irrespective of any growth to maintain HIGH Status. Remove population target or put development hold until necessary upgrades to the WWTP	Population target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available

Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
							are provided. However, no upgrades are proposed so population target may not be achieved within the lifetime of the plan.	which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
Glantane	TBC	TBC	27	Yes	n/a	No	The proposed population target can be accommodated.	Population target maintained.
Castletown-roche	454	626	172	Yes	n/a	No	The proposed population target can be accommodated.	Population target maintained.
Lombardstown	TBC	TBC	27	Yes	n/a	Yes	The proposed population target can be accommodated.	Population target maintained.
Knocknagree	188	270	82	Yes	n/a	No	The proposed population target can be accommodated.	Population target maintained.

Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
Doneraile	780	1278	498	Yes	n/a	No	The proposed population target can be accommodated.	Population target maintained.
Rathcool	TBC	TBC	27	Yes	Yes	No	Upgrade to plant required. Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Population target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
Dromahane	959	986	27	Yes	Yes	Yes	Alter population target or put development hold until necessary upgrades to the WWTP are provided.	No change proposed. The population target provides for limited development at a scale that envisages wastewater treatment by means of individual on-site treatment systems

Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
Kildorrery	357	493	136	Yes	Yes	No	The proposed population target can be accommodated.	Population target maintained.
Killavullen	267	279	12	Yes	Yes	Yes	The proposed population target can be accommodated.	Population target maintained.
Newmarket	976	1280	304	Yes	Yes	Yes	The proposed population target can be accommodated.	Population target maintained.
Kilbrin	TBC	TBC	27	Yes	Yes	No	The proposed population target can be accommodated.	Population target maintained.
Ballyhea	125	154	27	Yes	Yes	No	Upgrade to plant is required. Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water

**Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment**

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
								Framework Directive and the requirements of the Habitats Directive.
<b>Freemount</b>	TBC	TBC	54	Yes	n/a	No	Upgrade to plant is required. Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
<b>Kiskeam</b>	TBC	27 units	27	Yes	Yes	No	Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available

Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
								which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
<b>Shanballymore</b>	165	27	27	Yes	n/a	No	The proposed population target can be accommodated.	Population target maintained.
<b>Ballyclough</b>	259	330	71	Yes	n/a	Yes	The proposed population target can be accommodated.	Population target maintained.
<b>Ballyhooly</b>	475	572	97	Yes	n/a	Yes	Upgrade to plant is required. Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water

Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatible with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status and allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
								Framework Directive and the requirements of the Habitats Directive.
Banteer	355	449	94	Yes	n/a	Yes	The proposed population target can be accommodated.	Population target maintained.
Buttevant	970	1509	539	Yes	n/a	No	The proposed population target can be accommodated.	Population target maintained.
Fermoy	6585	8894	2309	Yes	n/a	Yes	The proposed population target can be accommodated.	Population target increased due to reallocation of population away from settlements where population target was reduced.
Kanturk	2350	3302	952	Yes	Yes	No	Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available



Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment								
Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatible with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
								which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
Mallow	12459	15823	3364	Yes	n/a	Yes	The proposed population target can be accommodated subject to the proposed upgrades being implemented	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
Millstreet	1555	1884	329	Yes	n/a	Yes	The proposed population target can be accommodated.	Population target retained.

Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
Mitchelstown	3740	4862	1122	Yes	Yes	Yes	Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
Lyre	TBC	TBC	60	Yes	n/a	No	The proposed population target can be accommodated.	Population target retained.
Glanworth	603	703	100	Yes	Yes	Yes	Upgrade to plant required. Alter population target or put development hold until necessary upgrades to the WWTP are provided.	Target maintained. In accordance with objective WM 11-1 (g) of the Draft Plan, development can only proceed where appropriate wastewater treatment is available which meets the requirements of

**Appendix II Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Blackwater River Catchment**

Settlement	Population Census 2016	Initial Core Strategy Target Population	Proposed Pop Increase	Is population target compatibl e with achieving High Status?	Is it technically feasible to upgrade plant to be compatible with HIGH status an allow Pop increase?	Is plant on IW Planned Programme for Upgrade	AA Recommendation	Action Taken in Draft Plan
								environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.
<b>Kilworth</b>	1055	1150	95	Yes	Yes	No	The proposed population target can be accommodated.	Population target retained.
<b>Churchtown</b>	598	625	27	Yes	Yes	Yes	The proposed population target can be accommodated.	Population target retained.

## Appendix III Assessment of Waste-water Treatment Systems, Cork Harbour

### Catchment

Wastewater discharges were assessed to determine whether they are currently compatible with HIGH status, and the likely impact of increasing the population using the following rationale:

- Assessments were made assuming the rationale as per 'Guidance, Procedures and Training on the Licensing of Discharges to Surface Waters, Groundwater and to Sewer for Local Authorities'. Volume 1- Technical Guidance Manual. WSTG, 2011).
- Discharge quality from most recent Annual Environment Report (AER) was used in mass balance assessments to estimate likely downstream concentrations arising from increased loadings, or estimated where no data exists, and it was assumed that the % removal efficiency can be maintained for the increased loading.
- Wastewater treatment plant dry weather flow (DWF) was taken from the most recent publicly available AER, with 150l/person/day allowed for the mass balance to assess increased loading impact.
- Where the number of units for smaller agglomerations was used for growth, 2.7 pers/dwelling was used.
- Where available from the EPA WFD application (<https://www.catchments.ie/data>) actual water quality was used (averaged for the monitoring period 2017- 2020). Where no data was available, or where water quality is being impacted due to upstream catchment pressures, adjusted background concentrations were used.
- River 95%ile flow was obtained and/or estimated from EPA Hydrotool available at <https://gis.epa.ie/EPAMaps/Water>
- Mass balance calculations were assessed against the water quality standards prescribed in S.I. S.I. No. 272/2009 European Communities Environmental Objectives (Surface Waters) Regulations 2009 as amended.

Where discharges were assessed as being incompatible with water quality objectives, either as a result of insufficient assimilative capacity in the waters, and/or the standard of treatment currently provided, a recommendation was made that the population target be altered or that development be put on hold pending upgrade to the wastewater works. The table below summarises the assessment.

Appendix III Table 1 Summary of Waste-water Treatment Plant Assessment - Settlements in Cork Harbour Catchment

Settlements With Discharges Contributing to Water Quality in Cork Harbour	Discharge Point	Great Island Channel SAC	Cork Harbour SPA	Current Population	Proposed additional population	Can Remain Compliant with UWWT Directive Taking Account of Proposed Population Increase	AA Recommendation	Action Taken In Draft Plan
Ballincurragh	Owenacurra	✓	✓		27	Yes	The proposed population target can be accommodated.	Population target maintained.
Ballygarvan	Owenboy	x	✓		122	Yes	The proposed population target can be accommodated.	Population target maintained.
Carrigaline	Dog Nose Bay	x	x	20,501	4731	Yes	Discharge point for treated effluent is at mouth of harbour. No issue of	Population target maintained.

Settlements With Discharges Contributing to Water Quality in Cork Harbour	Discharge Point	Great Island Channel SAC	Cork Harbour SPA	Current Population	Proposed additional population	Can Remain Compliant with UWWT Directive Taking Account of Proposed Population Increase	AA Recommendation	Action Taken In Draft Plan
							concern from an AA perspective.	
Carrigtwohill	Slatty Waters Cork Harbour	✓	✓	15,770	10,690	Yes*	The proposed population target can be accommodated. *Note assessment based on population target to 2028 only.	Population target maintained.
Cloyne	Knocknamadree	x	✓	2,344	541	No	The proposed population target can be accommodated subject to the proposed upgrades being implemented. Development should be put on hold until the planned upgrades are provided.	No changes proposed to population target. Upgrade of the plant is on the Irish Water Investment Plan 2020-24. Development proposals can be considered on a case by case basis and will be subject to compliance with Objective WM 11-1 of Chapter 11 of Volume One of the Plan - development can only proceed where adequate infrastructure is in place.

Settlements With Discharges Contributing to Water Quality in Cork Harbour	Discharge Point	Great Island Channel SAC	Cork Harbour SPA	Current Population	Proposed additional population	Can Remain Compliant with UWWT Directive Taking Account of Proposed Population Increase	AA Recommendation	Action Taken In Draft Plan
Cobh	Dog Bay	Nose x	x	19, 927	7,127	Yes	Discharge point for treated effluent will be mouth of harbour when connection to Lower Harbour Drainage Scheme is complete. No issue of concern for future development from an AA perspective.	Population target maintained.
Crosshaven & Bays	Dog Bay	Nose x	x	3350	773	Yes	The proposed population target can be accommodated.	Population target maintained.
Dungourney	Dungourney/Owenacurra	✓	✓		27	Yes	The proposed population target can be accommodated.	Population target maintained.
Gounthaune	Marino Point	✓	✓	2,472	1032	Yes	The proposed population target can be accommodated.	Population target maintained.
Knockraha		?	?		27	Yes	The proposed population target can be accommodated.	Population target maintained.



Settlements With Discharges Contributing to Water Quality in Cork Harbour	Discharge Point	Great Island Channel SAC	Cork Harbour SPA	Current Population	Proposed additional population	Can Remain Compliant with UWWT Directive Taking Account of Proposed Population Increase	AA Recommendation	Action Taken In Draft Plan
Lisgould	Owenacurra	✓	✓		54	Yes	The proposed population target can be accommodated.	Population target maintained.
Little Island	Marino Point	✓	✓	2,515	1054	Yes	The proposed population target can be accommodated.	Population target maintained.
Midleton	Ballynacorra	✓	✓	23,256	10,760	Yes subject to planned upgrade*.	The proposed population target can be accommodated subject to the proposed upgrades being implemented. Development should be put on hold until the planned upgrades are provided.	No changes proposed to population target. Irish Water are progressing capital projects to address capacity in Midleton and these are a high priority and there is a short term timeline for delivery. Development proposal are being managed on a case by case basis subject to commencement of development being deferred pending the availability of the necessary infrastructure. Development proposals will be subject to compliance with Objective WM 11-1 of Chapter 11

Settlements With Discharges Contributing to Water Quality in Cork Harbour	Discharge Point	Great Island Channel SAC	Cork Harbour SPA	Current Population	Proposed additional population	Can Remain Compliant with UWWT Directive Taking Account of Proposed Population Increase	AA Recommendation	Action Taken In Draft Plan
								of Volume One of the Plan - development can only proceed where adequate infrastructure is in place.
Passage West & Monkstown	Dog Bay	Nose x	x	6,719	876	Yes	Discharge point for treated effluent is at mouth of harbour. No issue of concern from an AA perspective.	Population target maintained.
Ringaskiddy	Dog Bay	Nose x	x	671	91	Yes	Discharge point for treated effluent is at mouth of harbour. No issue of concern from an AA perspective.	Population target maintained.
Saleen	Cork Harbour	x	✓		135	Yes - following provision of new planned plant.	The proposed population target can be accommodated subject to the proposed upgrades being implemented. Development should be put	No changes proposed to population target. Permission has been granted for a new WWTP in Saleen although no date is available for delivery. Development proposals can be considered on a case by case basis and will be

Settlements With Discharges Contributing to Water Quality in Cork Harbour	Discharge Point	Great Island Channel SAC	Cork Harbour SPA	Current Population	Proposed additional population	Can Remain Compliant with UWWT Directive Taking Account of Proposed Population Increase	AA Recommendation	Action Taken In Draft Plan
							on hold until the planned upgrades are provided.	subject to compliance with Objective WM 11-1 of Chapter 11 of Volume One of the Plan - development can only proceed where adequate infrastructure is in place.
Whitegate and Aghada	Cork Harbour	x	✓	2,252	68	Yes subject to planned upgrade.	The proposed population target can be accommodated following completion of planned upgrades.	Planning permission is currently being sought for a new plant in Whitegate/ Aghada. Development proposals can be considered on a case by case basis and will be subject to compliance with Objective WM 11-1 of Chapter 11 of Volume One of the Plan - development can only proceed where adequate infrastructure is in place.