



Proposed Amendments to Electoral Area Local
Area Plans 2011

Strategic Environmental Assessment Screening Letter

Strategic Environmental Assessment Screening Report

Habitats Directive Screening Report

21st August 2014

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Proposed Amendments to the Electoral Area Local Area Plans

Strategic Environmental Assessment Screening Letter

August 2014

**Tadhg O'Mahony,
Senior Scientific Officer,
SEA Section,
Office of Environmental Assessment,
EPA Regional Inspectorate,
Inniscarra,
Co. Cork.**

Date:6th August 2014

Dear Sirs,

**Planning & Development Acts
Planning & Development (Strategic Environmental Assessment) Regulations 2004 as amended
Proposed Amendments to Electoral Area Local Area Plans**

I am writing to you on behalf of the Cork County Council to give notice under Article 14A (4) (b) of the Planning & Development (Strategic Environmental Assessment) Regulations 2004 that the County Council proposes to make amendments to 10 Electoral Area Local Area Plans under Section 20 of the Principle Act. Before so doing, the County Council must determine whether the proposed amendments would be likely to have significant effects on the environment and that, in so doing, it must take account of relevant criteria set out in Schedule 2A of the Regulations.

Submissions or observations in relation to whether or not the proposed amendments would be likely to have significant effects on the environment may be made to the County Council and must be received before Wednesday 3rd September 2014.

Background

In order to facilitate the implementation of the policies contained in the Draft County Development Plan 2013 particularly relating to the new approach to Housing Density a number of amendments to the following Electoral Area Local Area Plans are required;

- Bandon Electoral Area Local Area Plan, 2011
- Bantry Electoral Area Local Area Plan, 2011
- Blarney Electoral Area Local Area Plan, 2011
- Carrigaline Electoral Area Local Area Plan, 2011
- Fermoy Electoral Area Local Area Plan, 2011

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- Kanturk Electoral Area Local Area Plan, 2011
- Macroom Electoral Area Local Area Plan, 2011
- Mallow Electoral Area Local Area Plan, 2011
- Midleton Electoral Area Local Area Plan, 2011
- Skibbereen Electoral Area Local Area Plan, 2011

The scope of the amendments involves adding additional text explaining the new approach to housing density and replacing the words “Medium” and “Low” in the residential zoning objectives with the words “Medium A” and “Medium B” The full text of these proposed amendments to each of the Electoral Area Local Area Plans is set out in the attached document **“Proposed Amendments to Electoral Area Local Area Plans-21st August 2014”**

Proposed amendments to the Electoral Area Local Area Plans will be published for public consultation on Thursday 21st August 2014. It is envisaged that the proposed amendments will be ‘made’ by the Council towards the end of December 2014, immediately prior to the final ‘making’ of the new Cork County Development Plan. A screening for Natura Impacts is also being carried out in relation to this proposed variation.

Preliminary Conclusions

In order to consider whether or not the proposed amendments would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A and the fact that the proposed amendments;

- Respect the Governments wish to deliver a sound return on infrastrucutre investment particularly in relation to public transport;
- Provide flexibility for developers to adapt to new market conditions and 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 County’s towns, especially in the County Metropolitan Areas;
- Do not change the population targets for each main settlement as set out the Draft County Development Plan Core Strategy;
- Do not change the number of households/houses required for each main settlement;
- Help to reduce the demand for rural housing;
- Lead to no overall increase in the number of houses accommodated on zoned land;
- Do not propose to increase the amount of land zoned for residential development;

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- The proposed new approach to housing density have been the subject of consultation with the Environmental Authorities at both the Section 11 and the Draft Plan stages of the CDP review and no observations were received on this issue.

The County Council is reserving its' final decision on whether or not the proposed amendments would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A, until it has had the opportunity to consider any submissions or observations made under article 14A (4) (b) of the Planning & Development (Strategic Environmental Assessment) Regulations 2004 from the relevant bodies. However, for the reasons set out in this letter, the indication at this stage is that the County Council is inclined towards the view that the proposed amendments are unlikely to have significant effects on the environment and therefore Cork County Council intends to consider making the determination that there is no requirement for the proposed amendments to be subject to Strategic Environmental Assessment.

Yours faithfully,

Andrew Hind
Senior Planner



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1.0 Introduction

In accordance with Section 20(d) of the Planning and Development Acts, 2000-2006, notice is hereby given that Cork County Council are proposing amendments to the following Electoral Area Local Area Plans;

- **Bandon Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**
- **Bantry Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**
- **Blarney Electoral Area Local Area Plan 2011 - Amendment No. 2: Housing Density Changes.**
- **Carrigaline Electoral Area Local Area Plan 2011 - Amendment No. 3: Housing Density Changes.**
- **Fermoy Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**
- **Kanturk Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**
- **Macroom Electoral Area Local Area Plan 2011 - Amendment No. 2: Housing Density Changes.**
- **Mallow Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**
- **Midleton Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**
- **Skibbereen Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.**

These amendments have arisen in order to facilitate the implementation of the policies contained in the Draft County Development Plan 2013 particularly relating to the new approach to Housing Density a number of amendments to the following Electoral Area Local Area Plans are required;

The purpose of this report is to consider whether the material amendments to the Electoral Area Local Area Plans will have any likely significant environmental effects, and as such, would therefore require the preparation of a Strategic Environmental Assessment (SEA).

The SEA process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The key indicator that will determine if an SEA is required, of particular plans or amendments to plans, is if they are likely to have significant environmental effects on the environment or not. Screening is the technique applied to determine whether a particular Plan or amendments to a plan would be likely to have significant environmental effects, and would thus warrant an SEA.

In accordance with Section 14A of the Planning & Development (Strategic Environmental Assessment) Regulations 2004, as amended, the 10 Electoral Area Local Area Plans were subject to Strategic Environmental Assessment for environmental impacts in 2010/11. These SEA Environmental Reports and Strategic Flood Risk Assessment (SFRA) Reports are available for consideration on the Councils website www.corkcoco.ie

In accordance with Section 14A and 14G of the Planning & Development (Strategic Environmental Assessment) Regulations, 2004, as amended, the current proposed amendments to the 10 Electoral Area Local Area Plans require to be screened for SEA in order to ensure that the analysis previously carried out remains valid.

The proposed material amendments to each of the 10 Electoral Area Local Area Plans is outlined in Section 2.1.1 presented in the order they appear in the Local Area Plan and should be read in conjunction with the 10 Electoral Area Local Area Plans, 2011. The likely significant environmental effects or potential impacts of all amendments are screened and assessed in Sections 2.3 and 2.4.

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This screening report concludes that the material amendments to the 10 Electoral Area Local Area Plans, 2011 would not warrant a full SEA including SFRA.

2.0 SEA Screening of Proposed Material Amendments

2.1 Criteria for Determining the Likely Significance of Environmental Effects

The effects of the Proposed Amendments have been determined having considered the criteria set out in Schedule 2A of SI 346 of 2004, as amended "Planning and Development (SEA) Regulations 2004:

Characteristics of the effects and of the area likely to be affected in particular:

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).
- the value and vulnerability of the area likely to be affected due to:
 - (a) special natural characteristics or cultural heritage,
 - (b) exceeded environmental quality standards or limit values,
 - (c) intensive land-use,
- the effects on areas or landscapes which have a recognised national, European Union or international protection status.

In order to consider whether or not the proposed amendments would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A above consideration was also give to the fact that the proposed amendments;

- Respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport;
- Provide flexibility for developers to adapt to new market conditions and 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 County's towns, especially in the County Metropolitan Areas;
- Do not change the population targets for each main settlement as set out the Draft County Development Plan Core Strategy;
- Do not change the number of households/houses required for each main

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settlement;

- Help to reduce the demand for rural housing;
- Lead to no overall increase in the number of houses accommodated on zoned land;
- Do not propose to increase the amount of land zoned for residential development or any new residential zonings;
- The proposed new approach to housing density have been the subject of consultation with the Environmental Authorities at both the Section 11 and the Draft Plan stages of the CDP review and no observations were received on this issue.

2.2 Proposed Amendment to the Electoral Area Local Area Plans

These amendments propose changes to the Residential Zoning Objectives in the 10 Electoral Area Local Area Plans to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015.

It is necessary to insert new text and amend the existing residential objectives in the main settlements of each of the 10 Electoral Area Local Area Plans to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The proposed amendment is in 2 main parts;

- ***The addition of new text in Volume 1, Section 1.6 of the 10 Electoral Area Local Area Plans 2011 to introduce the proposed housing density changes.***
- ***The revision of the text of the Residential Zoning Objectives for the main settlements in each plan in order to reflect the proposed changes to the density objectives in the Draft County Development Plan.***
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

2.3 Proposed wording of changes to Section 1 of each of the 10 Electoral Area Local Area Plans 2011

It is proposed to amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; ***Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach***

It is proposed to Insert a new section after ***Section 1.6.16 Zoning Definitions*** as follows;

1.6.17 Housing Density

The County Development Plan 2015 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on

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infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and 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 County's towns, especially in the County Metropolitan Areas.

	<u>Min Net Density</u>	<u>Max Net Density</u>
High	35	No Limit
Medium A	20	50
Medium B	12**	25**

** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Having assessed Part 1 of the proposed amendment against the criteria set out above it was considered that the change would have a likely positive effect on the environment.

2.4 Proposed wording of Individual Residentially Zoned Sites in each Electoral Area Local Area Plan.

The proposed amendment for each individual residentially zoned site is set out below dealing with each main settlement on an Electoral Area basis with consideration of the possible environmental effects.

Proposed changes to Section 3 of the Bandon Electoral Area Local Area Plan 2011

Bandon Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium Medium A density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern, eastern and western boundary.	10.3	No Effect
R-02	Low Medium B density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern and western boundary.	5.3	No Effect
R-03	Medium Medium A density residential development.	5.7	No Effect
R-04	Medium Medium A density residential development. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	13	No Effect
R-05	Low Medium B density residential development.	1.1	No Effect
R-06	Medium Medium A density residential development. This development should make provision for an overall landscaping plan to minimise the visual impact. A mix of house types is required and provision must be made for connectivity with the site to the south and X-01 site to the west.	17.4	No Effect

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<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-07	Low <i>Medium B</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the western boundary.	6.1	No Effect
R-08	Medium <i>Medium A</i> density residential development to include provision for two primary schools (2.32 hectares) with screen planting.	7 8.23	No Effect
R-09	Medium <i>Medium A</i> density residential development with provision for serviced sites. The overall proposal for this development is to include provision for an overall landscaping plan to minimise the visual impact of this development particularly along the eastern boundary. A mix of house types is required and this development must make provision for possible connectivity to the west and north.	7.1	No Effect
R-10	Medium <i>Medium A</i> density residential development.	1	No Effect
R-11	Medium <i>Medium A</i> density residential development.	1.2	No Effect
R-12	Medium <i>Medium A</i> density residential development.	1	No Effect
R-13	Residential care facility development and uses complementary with the adjoining Bandon Community Hospital.	1.8	No Effect
R-14	Low <i>Medium B</i> density residential development to include a primary school (1.14ha), with provision for a landscaping plan which incorporates a high quality boundary. Any development on this site should be accompanied by a traffic impact assessment and a road safety audit.	3.6	No Effect

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<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-15	Low <i>Medium B</i> density residential development. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	3.7	No Effect
R-16	Medium <i>Medium A</i> density residential development. This development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath and cycleway to the town.	11.6	No Effect

Kinsale Environs Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types, sizes and character areas. A single overall layout should be prepared for the development of these lands in their entirety. The development of this site shall be carried out on a phased basis. The development of this site will include the construction of a section of the Northern Relief Road as proposed in the Kinsale Transportation Study and local water storage, elevated within the northern most extremity of the site will be a requirement in developing these lands.	18.5	No Effect
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.5	No Effect
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.9	No Effect

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R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. In developing this site as a whole, particular consideration needs to be given to pedestrian and cycleways linking the new sports development at Cappagh with the local access road to the north of the site and the gaelscoil.	10.7	No Effect
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	0.9	No Effect
<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-06	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and will include a comprehensive landscaping scheme particularly along the northern boundary of the site.	1.2	No Effect
R-07	Low <i>Medium B</i> density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	0.6	No Effect
R-08	Low <i>Medium B</i> density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	1.6	No Effect

Proposed changes to Section 3 of the Bantry Electoral Area Local Area Plan 2011

Bantry Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development including serviced sites.	0.8	No Effect
R-02	Low to medium <i>Medium B</i> residential density development including some serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites and the Mealagh River Valley. A centralised open space/amenity area shall be provided with good pedestrian/cycle linkages to adjoining residential areas. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	19.5	No Effect
R-03	Low <i>Medium B</i> density residential development to include the provision of a local access road. Development should be set back and ridge heights shall generally not break the skyline to the west in order to protect the visual setting of the town. Retention of hedgerows and extensive landscaping will be a prerequisite to any development proposals. Provision should be made for linkages to the nearby Mealagh river valley walkway.	17.3	No Effect
R-04	Medium <i>Medium B</i> density 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. Proposals shall be subject to a development brief prepared by the Planning Authority.	10.7	No Effect

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<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-05	Low/Medium <i>Medium B</i> density residential development including serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites.	3.5	No Effect
R-06	Low/Medium <i>Medium B</i> Density residential development with provision for link road connecting site with R-08 to the south. In general no buildings shall be visible on the skyline and in-depth planting shall be provided along the entire southern and western boundaries. All existing hedgerows/trees shall be retained and augmented. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	8.2	No Effect
R-07	Low <i>Medium B</i> density residential development which will be subject to a detailed development brief to be carried out by landowners and agreed by the Planning Authority to include detailed visual and landscape analysis. Proposal shall provide for extensive areas of open space, avoiding hilltop development and including a proportion of serviced sites as part of an overall development framework. Provision of pedestrian/cycling linkages within and to surrounding residential areas to be included. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	28.5	No Effect

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<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-08	Low/Medium <i>Medium B</i> density residential development with provision for link road connecting site with R-06 to north. The housing shall be set back from the western boundary and shall be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west shall be retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	5.1	No Effect
R-09	Low <i>Medium B</i> density residential development including serviced sites.	1.8	No Effect
R-10	Medium <i>Medium B</i> density residential development to be designed and laid out in accordance with a special planning and development brief for this area (as proposed in objective X-01). 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.1	No Effect
R-11	Low <i>Medium B</i> density residential development including serviced sites. Proposals should be accompanied by a comprehensive landscaping scheme which seeks to retain and augment existing boundaries. Development proposals shall be accompanied by a detailed visual impact assessment where appropriate.	6.4	No Effect
R-12	Elderly housing development. Provision of housing for the elderly.	0.2	No Effect
R-13	Low <i>Medium B</i> density community housing including open space.	4.0	No Effect
R-14	Low <i>Medium B</i> density residential development including individual serviced sites.	2.3	No Effect

Castletownbere Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development to include detached and serviced sites subject to preparation of a detailed landscaping plan and provision of adequate road access for in-depth development and a link to adjoining residential site (R-02).	8.8	No Effect
R-02	Low to Medium <i>Medium B</i> density residential development including healthcare and community facilities to include detailed landscaping plan.	8.4	No Effect
R-03	Mixed low/medium <i>Medium B</i> density residential development including the phased construction of relief road (U-03).	9.8	No Effect
R-04	Medium <i>Medium B</i> density residential development. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.5	No Effect
R-05	Low <i>Medium B</i> density residential development including serviced sites and provision for access road.	4.6	No Effect
R-06	Mixed low/medium <i>Medium B</i> density residential development including provision for access road. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	6.2	No Effect

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Schull Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development. Consideration may also be given to use of the site as a camper van park/camp site.	0.7	No Effect
R-03	Low to Medium <i>Medium B</i> density residential development including individual serviced sites subject to construction of the relief road. In-depth screen planting along northern and eastern site boundaries.	1.4	No Effect
R-04	Medium <i>Medium B</i> density residential development in-depth screen planting along northern and eastern boundaries.	1.8	No Effect
R-05	Low <i>Medium B</i> density single storey development or nursing home/sheltered housing. Consideration may also be given to use of the site as a camper van park/camp site.	0.6	No Effect
R-06	Low to Medium <i>Medium B</i> density residential development including serviced sites in-depth screen planting along western and southern site boundaries.	1.9	No Effect
R-07	Medium <i>Medium B</i> density residential development.	2.1	No Effect
R-08	Medium <i>Medium B</i> density residential development, permanent occupation. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.	0.5	No Effect
R-09	Low to Medium <i>Medium B</i> density residential including serviced sites. Development to include in-depth screen planting along western site boundary.	3.6	No Effect

Proposed changes to Section 3 of the Blarney Electoral Area Local Area Plan 2011

Blarney Residential Zoning Objectives

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)	Consideration
R-01	Low density <i>Medium B</i> residential development, with access from established road network.	3.9 3.63	No Effect
R-02	Medium <i>Medium A</i> density residential development subject to satisfactory access to public road.	4.4	No Effect
R-03	Medium <i>Medium A</i> density residential development limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.	7.6	No Effect

Cork City – North Environs Residential Zoning Objectives

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)	Consideration
R-01	Low <i>Medium B</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	7.0	No Effect
R-02	Medium <i>Medium A</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.1	No Effect
R-03	Medium <i>Medium A</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	4.2 3.69	No Effect
R-04	Low <i>Medium B</i> Density residential development.	8.0	No Effect

Cork City – Glanmire Residential Zoning Objectives

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Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)	Consideration
R-01	Low <i>Medium B</i> density residential development, with long term strategic planting on the northern and western edges of the site to act as a definite limit to any further development in this area. Development of these lands should include landscaping and protection of the more vulnerable slopes.	8.4	No Effect
R-02	Low <i>Medium B</i> density residential development to include a mix of house types and sizes.	2.0	No Effect
R-03	Medium A <i>Medium B</i> density residential development	1.2	No Effect
R-04	Low <i>Medium B</i> density development	0.9	No Effect

Proposed changes to Section 3 of the Carrigaline Electoral Area Local Area Plan 2011

Carrigaline Residential Zoning Objectives

Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	3.0	No Effect
R-02	Medium <i>Medium B</i> 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.	1.9	No Effect
R-03	Medium <i>Medium B</i> 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.	1.8	No Effect
R-04	Medium <i>Medium B</i> density residential development. Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the adjacent SPA. A sea wall will be required along the eastern / southern boundary of the site. The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off-site and on-site infrastructure. Specific arrangements shall be made for the provision and construction an amenity walk (U-07).	1.1	No Effect
R-05	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	2.7	No Effect
R-06	Medium <i>Medium A</i> density residential development to include serviced sites and a mix of house types. Provision will also be	14.6	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)	Consideration
	made for a primary school (requires at least a 1.6ha site) and a neighbourhood centre. Specific arrangements shall be made for the provision and construction an amenity walk (U-08).		
R-07	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements shall be made for the provision and construction of an inner relief road (U-10), amenity walk (U-08).	11.9	No Effect
R-08	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements shall be made for the provision and construction of an inner relief road (U-10), amenity walk (U-08).	16.0	No Effect
R-09	Low <i>Medium B</i> density residential development individual serviced sites.	5.9	No Effect
R-10	Residential development to provide for the accommodation needs of the elderly in Carrigaline.	0.3 0.4	No Effect

Cork City – South Environs Residential Zoning Objectives

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)	Consideration
R-01	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes. An appropriate tree planted buffer, shall be provided along the boundaries of the site. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	7.0	No Effect
R-02	Medium <i>Medium A</i> density residential development, estate type layout.	2.1	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)	Consideration
R-03	Medium Medium A density residential with provision for an appropriate tree planted buffer along the southern boundary of the site to establish a definite limit to further development in this area.	4.5	No Effect
R-04	Medium Medium A density residential development.	11.9	No Effect
R-05	Medium Medium A density residential development with provision for a local convenience shop. Any development should not exceed two storeys in height and proposals for this site will be accompanied by a road safety audit.	0.5	No Effect
R-06	<p>Development of this site is to include the following;</p> <ul style="list-style-type: none"> • Medium Medium A density residential development to cater for a variety of house types and sizes. • 3 Ha of additional open space over and above what is normally required in housing areas. This Open space should include a fully landscaped and useable public park. • Retain the existing trees and hedgerows within the overall development of the site. • The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure. • Consideration will need to be given to the provision of a primary school within this site at the detailed planning application stage. 	21.1	No Effect
R-07	High density residential development (apartments or duplexes). Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be	1.04	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>	Consideration
	shown that they will not have significant negative impacts either alone or in combination with other projects on the SPA.		
R-08	Medium <i>Medium A</i> density residential development	8.8	No Effect
R-09	Low <i>Medium B</i> density residential development including provision for public transport. Any proposals for this site will include a detailed traffic impact assessment and will address the need for local road and junction improvements.	1.6	No Effect
R-10	Low <i>Medium B</i> density residential development which will be restricted to the low-lying northern portion of the site and will include appropriate improvements to the local road network. Development will be serviced by a single estate road access and there will be no access from individual properties on to the local road. The southern portion of the site should be landscaped and developed as a usable public or private open space.	9.1	No Effect

Proposed changes to Section 3 of the Carrigaline Electoral Area Local Area Plan 2011

Passage West/Glenbrook/Monkstown Residential Zoning Objectives

Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development (individual sites in woodland setting).	2.5	No Effect
R-02	Medium <i>Medium A</i> density residential development to include serviced sites and a mix of house types. Medical centre, nursing home and crèche to also be provided.	10.9	No Effect
R-03	Medium <i>Medium A</i> density residential development.	2.7	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-04	Medium <i>Medium A</i> density residential development, with provision for relief road linking Maulbaun to Lackaroe.	8.2	No Effect
R-05	Medium <i>Medium B</i> density residential development, with provision for relief road linking Maulbaun to Lackaroe.	4.0	No Effect
R-06	Medium <i>Medium B</i> density residential development with appropriate access.	4.0	No Effect
R-07	Medium <i>Medium B</i> density residential development with appropriate access.	2.5	No Effect
R-08	Medium <i>Medium B</i> density residential development.	1.6	No Effect

Proposed changes to Section 3 of the Fermoy Electoral Area Local Area Plan 2011

Fermoy Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	<p>Low <i>Medium B</i> density residential development to include provision for a mix of serviced sites and self-build options. This site forms part of a larger area of land zoned for residential development. This site is to be developed as a distinct character area whether as a portion of a larger development or as an individual development. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p>	3.73	No Effect
R-02	<p>Medium <i>Medium A</i> density residential development to include a mix of house types and sizes.</p>	1.73	No Effect
R-03	<p>Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of a nursing home.</p> <p>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>This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as an individual development. Each character area is to be comprised of circa 50 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p> <p>Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.</p>	24.99	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)	Consideration
R-04	<p>Medium Medium A density residential development (to include a mix of house types and sizes) and the provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary.</p> <p>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>	6.20	No Effect
R-05	<p>Low Medium B density residential development.</p>	2.57	No Effect
R-06	<p>Medium Medium A density residential development to include a mix of house types and sizes.</p>	8.96	No Effect
R-07	<p>Medium Medium A density residential development to include a mix of house types and sizes and a playing pitch.</p>	3.91	No Effect
R-08	<p>Medium Medium A density residential development subject to satisfactory access. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.</p>	11.16	No Effect
R-09	<p>Low Medium B density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary.</p> <p>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>This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as a unique development. Each character area is to be comprised of circa 20 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with</p>	22.78	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
	the developed area of the town. Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.		
R-10	Very low <i>Medium B</i> density development/ serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31	No Effect

Mitchelstown Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development to include provision for a mix of serviced sites and self-build options.	4.40	No Effect
R-02	Medium <i>Medium B</i> density residential development with tree planted buffer along the western site boundary. Retention of attractive stone walls and mature trees on the site boundaries will be required.	15.80	No Effect
R-03	Low <i>Medium B</i> density development with provision of serviced sites and self build options on a portion of the site and an amenity walk by the stream along the eastern boundary. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	20.7	No Effect
R-04	Medium <i>Medium B</i> density residential development to include provision of day care centre.	6.00	No Effect
R-05	High <i>Medium A</i> density residential development to include a mix of house types and sizes.	1.6	No Effect
R-06	Low <i>Medium B</i> density residential development to include provision of serviced sites and an amenity walk	12.60	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)	Consideration
	by the stream at the eastern boundary. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	14.72	
R-07	Medium <i>Medium B</i> density residential development.	7.20	No Effect
R-08	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	4.3	No Effect
R-09	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.3	No Effect
R-10	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes with option for nursing home.	4.0	No Effect
R-11	Medium <i>Medium B</i> density development including a mix of house types and sizes.	5.8	No Effect
R-12	Nursing home and ancillary assisted living housing. The housing shall be low density and single storey only.	1.9	No Effect

Proposed changes to Section 3 of the Kanturk Electoral Area Local Area Plan 2011

Charleville Residential Zoning Objectives

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and appropriate access points along the southern boundary. Development on the site will need to optimise its design and layout in the context of the elevated nature of the site, different access points and the need to achieve connectivity with adjacent developments and the town core.	15.4	No Effect
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Layout and design of development will need to have regard to the road reservation affecting the site.	4.3 6.16	No Effect
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis.	9.8	No Effect
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and a comprehensive landscaping treatment of northern and western site boundaries. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.	10.0	No Effect
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and including access to the south and connectivity to the north.	8.0	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-06	Low <i>Medium B</i> density individual sites.	1.9	No Effect
R-07	Low and very low <i>Medium B</i> density residential development comprising serviced sites subject to the provision of a through road to serve the lands to the north west in the long term. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis. Layout should provide for a range of generous site sizes and an informal layout with strong landscaping.	16.1 15.17	No Effect
R-08	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Landscaping should be provided so as to screen the development from the N20. Access shall be through the existing Brindle Hill estate.	1.5	No Effect
R-09	Very low <i>Medium B</i> density residential development comprising serviced sites and including a comprehensive landscaping proposal.	4.6	No Effect
R-10	Nursing Home and ancillary assisted living housing. This housing shall be low <i>Medium B</i> density and single storey only. Pedestrian access shall be provided along Station Road where possible.	1.7	No Effect

Kanturk Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	2.0	No Effect
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.4	No Effect
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries shall be retained save where	2.6	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
	necessary to ensure adequate sight distance.		
R-04	Medium <i>Medium B</i> density residential development with the option for the development of a primary school on this site. Layout to make provision for road reservation (U-02) along northern edge of site and ensure connectivity with town centre development to the northeast and provision for amenity walk to east. Residential development to include a mixture of house types and sizes. This area is close to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.	3.5	No Effect
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Layout to ensure pedestrian connectivity with the town centre and provision for amenity walk to west. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.	3.0	No Effect
R-06	Low <i>Medium B</i> density residential development. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries should be retained save where	2.7	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
	necessary to ensure adequate sight distance.		
R-07	Very Low <i>Medium B</i> density serviced site development comprising individual serviced sites. Development on overall zoned area to be accessed only from the road to the west. A detailed design and landscaping brief should be included at proposal stage.	12.3	No Effect
R-08	Very low <i>Medium B</i> density residential development/ serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3 or 4 dwellings per phase.	2.2	No Effect

Millstreet Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Development</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development. The Flood Risk Assessment has identified parts of this site as being 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 FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.	3.1 4.41	No Effect
R-02	Medium <i>Medium B</i> density residential development. The existing stone wall along the western boundary of the site shall be retained where practicable.	7.6	No Effect
R-03	Medium <i>Medium B</i> density residential development.	5.5	No Effect
R-04	Low <i>Medium B</i> density residential development suitable for individual sites.	3.4	No Effect
R-05	Medium <i>Medium B</i> density residential development subject to satisfactory connection to the public sewer. The Flood Risk Assessment has identified parts of this site as being 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	9	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

<i>Objective No.</i>	<u>Residential Development</u>	<i>Approx Area (Ha)</i>	Consideration
	<p>the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</p>		
R-06	<p>Medium <i>Medium B</i> density residential development. A sewer pumping station shall be provided on site. The Flood Risk Assessment has identified parts of this site as being 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 FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</p>	2	No Effect

Newmarket Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Development Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development.	4.1	No Effect
R-02	Low <i>Medium B</i> density residential development comprising individual sites.	2.1	No Effect
R-03	Medium <i>Medium B</i> density residential development. Overall development levels will be governed by the limited road network in the immediate area.	1.9	No Effect
R-04	Low <i>Medium B</i> density residential development with comprehensive landscaping scheme.	1.6	No Effect
R-05	Medium <i>Medium B</i> density residential development. Substantial landscaping should be established along the eastern and southern boundary of the site.	2.1	No Effect
R-06	Medium <i>Medium B</i> density residential development. Substantial landscaping should be established along the eastern boundary of the site. An adequate access point will need to be made available from the adjoining western or northern road.	5.7	No Effect
R-07	Low <i>Medium B</i> density residential development, individual sites. The design of the development should take into account the relative elevation of the site and avoid undue exposure.	5.5	No Effect
R-08	Low <i>Medium B</i> density residential development, individual sites. Particular care should be taken to ensure that adequate sight distance is available along the adjoining public road.	1.9	No Effect

Proposed changes to Section 3 of the Macroom Electoral Area Local Area Plan 2011

Ballincollig Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium A</i> density residential development. Access is to be provided from the R-618. There will also be a requirement to provide a public footpath along the public road. Noise attenuation measures should be provided along the southern boundary with the N22.	11.8	No Effect
R-02	Medium <i>Medium A</i> density residential development including a detailed landscaping proposal.	4.6	No Effect
R-03	Medium <i>Medium A</i> density residential development. There will be a requirement to provide a footpath along the public road.	14.3	No Effect
R-04	Medium <i>Medium A</i> density residential development on a phased basis. Access to this site shall be directly onto the Killumney Road. Provision should also be made for a primary school. Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Poulavone Roundabout on the N22 to the Killumney Road by agreement with the National Roads Office of Cork County Council.	17.2	No Effect
R-05	Medium <i>Medium A</i> density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	3.2	No Effect
R-06	Medium <i>Medium A</i> density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	5.8	No Effect

Macroom Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development for individual sites. Existing trees and hedgerows should be retained.	2.4	No Effect
R-02	Low <i>Medium B</i> density residential development for individual sites. Existing trees and hedgerows should be retained.	3.5	No Effect

Proposed changes to Section 3 of the Mallow Electoral Area Local Area Plan 2011

Buttevant Residential Zoning Objectives

Objective No.	<u>Residential Objective</u>	Approx Area (Ha)	Consideration
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.7	No Effect
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.9	No Effect
R-03	Low <i>Medium B</i> density residential development including the provision of serviced sites and with option to include a nursing home. This is a large site and a concept plan will need to be developed covering the entire plot, to be implemented on a phased basis. Proposals to include a comprehensive landscaping proposal to help assimilate development.	9.9	No Effect
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes, with vehicular access from the north. Provision shall be made for frontage development to enhance the streetscape and pedestrian access along south eastern boundary with the N20 and high quality pedestrian access to the laneway adjacent to the eastern boundary.	9.1	No Effect
R-05	Low <i>Medium B</i> density serviced site development, maintaining an access to lands to the north.	2.9	No Effect

Proposed changes to Section 3 of the Midleton Electoral Area Local Area Plan 2011

Carrigtwohill Residential Zoning Objectives

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	<p>Medium <i>Medium A</i> density residential development to include a mix of house types and a graduation in the density commensurate with the distance from the railway station. The layout shall allow for permeability between housing areas and in particular, direct, safe and convenient access to the rail station by pedestrians and cyclists.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	18.4	No Effect
R-02	<p>Medium <i>Medium A</i> density residential development. Proposals should include a 20 metre tree planted buffer to the eastern and southern boundary of the site and screening to protect views from the N25.</p>	9.6	No Effect
R-03	<p>Medium <i>Medium A</i> density residential development of high architectural standard on this gateway site at the entrance to the town centre. Structural landscaping shall be an integral part of any layout.</p>	2.8	No Effect

Cobh Residential Zoning Objectives

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	7.1	No Effect
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	6.0	No Effect
R-03	Medium <i>Medium A</i> 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 masterplan lands to the west.	7.1	No Effect
R-04	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and to include the provision of a sports pitch. Any layout shall be designed to allow for connectivity with, and in particular pedestrian and cyclist movements between, the masterplan lands to the north.	10.4	No Effect
R-05	Medium <i>Medium A</i> density residential development.	1.6	No Effect
R-06	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes with provision for a nursing home.	5.8	No Effect
R-07	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes, with 20 metre tree planted buffer along the northern site boundary.	4.4	No Effect

Midleton Environs Residential Zoning Objectives

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	<p>Medium <i>Medium</i> A Density Residential Development. In submitting proposals for the development of this land, the developer will be required to:</p> <p>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 identified in this plan as a possible second station to serve the town at Water Rock;</p> <p>No new houses shall be commenced until the new primary school and community recreational facilities are commenced by the developer and the development of new houses shall be limited to 400 in number until such time as the New Grade Separated Junction with the N25 is completed by either Cork County Council or by way of Public Private Partnership with the developer. The special contribution of €100,000 per acre updated in accordance with the Consumer Price Index shall be paid to Cork County Council on the commencement of the work on the New Grade Separated Junction or in the event of a Public Private Partnership, the developers shall immediately make available the aforementioned funds i.e. € 8,000,000 (updated in accordance with the Consumer Price Index) to facilitate the project.</p> <p>Any proposals for development shall be accompanied by a Flood Risk Assessment in line with The Planning System and Flood Risk Management Guidelines, November 2009.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan. As this zone is within the floodplain of the Owenacurra River and upstream from the Great Island Channel Special Area of Conservation, any development</p>	32.3	No Effect

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Objective No.	Specific Objective	Approx Area (Ha)	Consideration
	<p>proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p>		
R-02	High density residential development – new development on this site should include detailed landscaping proposals.	0.9	No Effect
R-03	<p>Medium <i>Medium A</i> 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.</p>	7.5	No Effect
R-04	<p>Medium <i>Medium A</i> density residential development to include a mix of house types. Detailed access and landscaping proposals to be included.</p>	7.2	No Effect
R-05	<p>High Density residential development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	1.7	No Effect
R-06	High density residential development.	0.9	No Effect
R-07	<p>Medium <i>Medium A</i> density residential development with provision for some serviced sites <i>Medium B</i>, subject to ground conditions.</p> <p>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour</p>	14.7	No Effect

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<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
	<p>Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>		

Youghal Residential Zoning Objectives

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium Medium A density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	3.3	No Effect
R-02	Low Medium B density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	5.4	No Effect
R-03	Medium Medium A density residential development. Provision shall be made for access through the site for development of the lands to the south within the Town Council area	3.7	No Effect

Proposed changes to Section 3 of the Skibbereen Electoral Area Local Area Plan 2011

Clonakilty Environs Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development, single storey dwellings.	3.3	No Effect
R-02	Low <i>Medium B</i> density residential development.	3.8	No Effect
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.4	No Effect
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types.	11.4 3.88	No Effect
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	17.2 14.74	No Effect
R-06	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	23.3	No Effect

Dunmanway Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	9.8	No Effect
R-02	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	1.9	No Effect
R-03	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes.	0.5	No Effect
R-04	Medium <i>Medium B</i> density residential development (apartments or duplexes).	0.8	No Effect
R-05	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes with provision for a nursing home.	2.5	No Effect
R-06	Medium <i>Medium B</i> density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity	2.3	No Effect

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<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
	<p>walk along northern boundary of site. Provision for a nursing home.</p> <p>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>		
R-07	<p>Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	1.8	No Effect
R-08	<p>Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes and subject to comprehensive landscaping proposals on the site boundaries.</p>	4.7	No Effect
R-09	<p>Low <i>Medium B</i> density residential development to include comprehensive landscaping proposals on the site boundaries.</p>	3.9	No Effect
R-10	<p>Low <i>Medium B</i> density residential development to include comprehensive landscaping proposals on the site boundaries.</p>	3.5	No Effect
R-11	<p>Low <i>Medium B</i> density sheltered accommodation and / or provision of a retirement home to include comprehensive landscaping proposals on the site boundaries.</p>	1.4	No Effect

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-12	<p>Low <i>Medium B</i> density residential development with single access to include comprehensive landscaping proposals along the site boundaries.</p> <p>These lands are located close to the Bandon 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 Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	7.4	No Effect

Skibbereen Residential Zoning Objectives

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>	Consideration
R-01	Low <i>Medium B</i> density residential development, extension to existing housing cluster.	1.8 1.23	No Effect
R-02	Low <i>Medium B</i> density residential development.	1.7	No Effect
R-03	Medium <i>Medium B</i> density residential development. 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 (Draft) Guidelines for Planning Authorities to include provision for the future distributor road (U-02).	6.9 7.12	No Effect
R-04	Low <i>Medium B</i> density residential development 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.8	No Effect
R-05	Low <i>Medium B</i> Density residential development with provision for serviced sites.	5.1	No Effect
R-06	Low <i>Medium B</i> Density residential development with provision for serviced sites.	5.3 3.14	No Effect

3.0 Significance of effects

Assessment is the process of evaluating the importance or significance of a plan's impacts, be they adverse or beneficial in nature. In most cases, this is essentially a judgment grounded within a number of factors but it may also be made more objective with the use of a range of criteria and standards. The assessment of significance will be based upon the following main factors:

- The character and perceived value of the affected environment;
- The magnitude, spatial extent and duration of anticipated change;
- The resilience of the environment to cope with change;
- Confidence in the accuracy of predictions of change;
- The existence of policies, programmes, plans, etc. which can be used as criteria;
- The existence of environmental standards against which a proposal can be assessed (e.g. air quality standards, water quality standards);
- The degree of public interest and concern in the environmental resources concerned and the issues associated with a proposed project;
- Scope for mitigation, sustainability and reversibility.

Having regard to these factors and the identified likely impacts set out above, it is considered that given the value of the existing environment in the Plan area and the nature of surrounding areas is such that any development resulting from the material amendments to the Electoral Area Local Area Plans is unlikely to lead to any significant negative environmental effects.

4.0 Recommendation

Based on this screening process it is considered that an SEA will not be required for the proposed material amendments to the 10 Electoral Area Local Area Plans, 2011. As outlined in section 14A of the Planning & Development (Strategic environmental Assessment) Regulations, 2004, subject to any submissions received during the consultation period, full SEA scoping and environmental reports shall not be necessary.



Proposed Amendments to Electoral
Area Local Area Plans 2011
Habitats Directive Assessment

21 August 2014

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1 Introduction

Cork County Council are proposing amendments to the following Electoral Area Local Area Plans:

Bandon Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.
Bantry Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.
Blarney Electoral Area Local Area Plan 2011 - Amendment No. 2: Housing Density Changes.
Carrigaline Electoral Area Local Area Plan 2011 - Amendment No. 3: Housing Density Changes.
Fermoy Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.
Kanturk Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.
Macroom Electoral Area Local Area Plan 2011 - Amendment No. 2: Housing Density Changes.
Mallow Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.
Midleton Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.
Skibbereen Electoral Area Local Area Plan 2011 - Amendment No. 1: Housing Density Changes.

These amendments have arisen in order to facilitate the implementation of the policies contained in the Draft County Development Plan 2013 particularly relating to the new approach to Housing Density a number of amendments to the following Electoral Area Local Area Plans are required, and they have been compiled into a document titled **Proposed Amendments to Electoral Area Local Area Plans 2011, August 2014**.

In accordance with requirements of Articles 6(3) of the Habitats Directive as transposed into Part XAB of the Planning and Development (Amendment) Act 2010 (and subsequent amendments), the impacts of all statutory land use plans and proposed amendments to these on certain sites that are designated for the protection of nature (known as Natura 2000 sites or European sites¹), must be assessed as an integral part of the process of drafting of the plan or amendment. This is to determine whether or not the implementation of plan or amendment could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.

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.

Habitats Directive Assessment is an iterative process which is intended to run parallel to and inform 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

¹ Natura 2000 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 particular 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.

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nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for policies to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.

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 for each stage of the plan making process. At the end of the process, a Final Natura Impact Report and Habitats Directive Conclusion Statement will be produced which will contain a statement relating as to the likely consequences of the plan on the Natura 2000 network and a summary of how ecological considerations in relation to Natura 2000 sites have been integrated into the plan. There are two main stages to the assessment process which are as follows:

Stage One: Screening

The process which identifies what might be likely impacts arising from a plan on a Natura 2000 site, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant. No further assessment is required if no significant impacts on Natura 2000 sites are identified during the screening stage. The screening assessment is normally set out in a Habitats Directive Screening Report.

Stage Two: Appropriate Assessment

Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an **Appropriate Assessment** and involves the compilation of a **Natura Impact Report** by the Planning Authority which is a report of scientific evidence and data relating to European sites for which significant negative impacts have not been previously screened out. This is used to identify and classify any implications of the plan for these sites in view of their conservation objectives. The appropriate assessment must include a determination as to whether or not the plan or its proposed amendments would adversely affect the integrity of any European site or sites. The plan may be adopted if adverse effects on the integrity of European sites can be ruled out during the appropriate assessment process. The plan may not be adopted on foot of an Appropriate Assessment, if it is found that it will give rise to adverse impacts on one or more European sites, or if uncertainty remains in relation to potential impacts on one or more European sites following appropriate assessment.

Article 6(4) of the Directive sets out procedures to allow the adoption and implementation of plans despite a finding of adverse effects on one or more European sites. In order for such a plan or project to proceed, it must be demonstrated that

- that there are no alternatives;
- there are imperative reasons of overriding public interest for which the plan must proceed; and
- that measures have been put in place that compensate for losses/impacts which will be incurred.

Habitats Directive Article 6(4)

If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Two further assessment stages are required, if it is determined that a plan must proceed for imperative reasons of overriding public interest, despite a finding that it will have adverse effects on the integrity of one or more European sites. These procedures can only be invoked where it has been shown that there are no alternative ways to implement the plan which avoid adverse effects on the integrity of one or more European sites. These are set out below.

Stage Three: Assessment of alternative solutions

In circumstances where the potential for a plan to give rise to adverse effects on the integrity of a European site or sites has not been ruled out during the appropriate assessment process, it can only be considered for authorization where it is demonstrated that there are no alternative solutions. Stage three of a Habitats Directive Assessment involves the assessment of alternative solutions.

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain

In circumstances where it has been demonstrated that a plan must proceed for imperative reasons of overriding public interest, and where it has been shown that there are no alternatives, compensatory measures must be put in place in advance of the implementation of the plan/project which ensure the coherence of the Natura 2000 network. Compensatory measures must compensate for the expected impact on the site. The fourth stage of the habitats directive assessment process involves the assessment of the proposed compensatory measures.

This document represents the first phase of the Habitats Directive Assessment process, being the assessment of impacts of the proposed amendments to each of the above listed Local Area Plans on European sites.

Section 20 of the Planning & Development Act 2000 (as amended) obliges the County Council to make the proposed amendments to the Local Area Plans available for inspection by the public for a period of at least 6 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council. **This period will commence on Thursday 21st August 2014 and will last until 4.00 p.m. on Thursday the 2nd October 2014.** In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

Submissions on the Proposed Amendment to the Proposed Amendments to Electoral Area Local Area Plans 2011, August 2014 and the Habitats Directive Assessment may be made in either of the following two ways:

Make a formal written submission to:

**The Senior Planner
Planning Policy Unit
Cork County Council
Floor 13
County Hall
Cork**

Or

On-line via www.corkcoco.ie following the instructions provided

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All such submissions lodged within the above period will be taken into consideration prior to the making of the new County Development Plan. Cork County Council cannot accept email submissions. It is important to note that submissions and observations made on foot of this amendment should be concerned with the changes included in the amendment only. Submissions or observations should quote the relevant paragraph / proposed change number referred to in the amendment document(s).

Please note that the closing date for submissions is 4.00 p.m. on Thursday the 2nd October 2014.

2 Proposed Amendments to the Electoral Area Local Area Plans

These amendments propose changes to the Residential Zoning Objectives in the 10 Electoral Area Local Area Plans to give effect to the proposed changes to the housing density objectives in the Cork County Development Plan 2015. It is necessary to insert new text and amend the existing residential objectives in the main settlements of each of the 10 Electoral Area Local Area Plans to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The proposed amendment is in 2 main parts

Change 1 The addition of new text in Volume 1, Section 1.6 of each of the 10 Electoral Area Local Area Plans 2011 to introduce the proposed housing density changes.

Change 2 The revision of the text of the Residential Zoning Objectives for the main settlements in each plan in order to reflect the proposed changes to the density objectives in the Draft County Development Plan.

Corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.

*Change 1 It is proposed to insert a new section after **Section 1.6.16 Zoning Definitions** as follows:*

1.6.17 Housing Density

The County Development Plan 2015 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and 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 County's towns, especially in the County Metropolitan Areas.

Table 1.1* Housing Density on Zoned Land		
	<i>Min Net Density</i>	<i>Max Net Density</i>
<i>High</i>	35	No Limit
<i>Medium A</i>	20	50
<i>Medium B</i>	12**	25**
** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume1, Cork County Development Plan 2014**

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Change 2

The proposed amendment for each individual residentially zoned site is set out below dealing with each main settlement on an Electoral Area basis.

BANDON ELECTORAL AREA LOCAL AREA PLAN
BANDON TOWN RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.14 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern, eastern and western boundary.	10.3
R-02	Low <i>Medium B</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern and western boundary.	5.3
R-03	Medium <i>Medium A</i> density residential development.	5.7
R-04	Medium <i>Medium A</i> density residential development. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	13
R-05	Low <i>Medium B</i> density residential development.	1.1
R-06	Medium <i>Medium A</i> density residential development. This development should make provision for an overall landscaping plan to minimise the visual impact. A mix of house types is required and provision must be made for connectivity with the site to the south and X-01 site to the west.	17.4
R-07	Low <i>Medium B</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the western boundary.	6.1
R-08	Medium <i>Medium A</i> density residential development to include provision for two primary schools (2.32 hectares) with screen planting.	7 8.23

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<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-09	Medium <i>Medium A</i> density residential development with provision for serviced sites. The overall proposal for this development is to include provision for an overall landscaping plan to minimise the visual impact of this development particularly along the eastern boundary. A mix of house types is required and this development must make provision for possible connectivity to the west and north.	7.1
R-10	Medium <i>Medium A</i> density residential development.	1
R-11	Medium <i>Medium A</i> density residential development.	1.2
R-12	Medium <i>Medium A</i> density residential development.	1
R-13	Residential care facility development and uses complementary with the adjoining Bandon Community Hospital.	1.8
R-14	Low <i>Medium B</i> density residential development to include a primary school (1.14ha), with provision for a landscaping plan which incorporates a high quality boundary. Any development on this site should be accompanied by a traffic impact assessment and a road safety audit.	3.6
R-15	Low <i>Medium B</i> density residential development. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	3.7
R-16	Medium <i>Medium A</i> density residential development. This development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath and cycleway to the town.	11.6

KINSALE ENVIRONS RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.4.13 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types, sizes and character areas. A single overall layout should be prepared for the development of these lands in their entirety. The development of this site shall be carried out on a phased basis. The development of this site will include the construction of a section of the Northern Relief Road as proposed in the	18.5

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Objective No.	<u>Residential</u>	Approx Area (Ha)
	Kinsale Transportation Study and local water storage, elevated within the northern most extremity of the site will be a requirement in developing these lands.	
R-02	Medium Medium B density residential development to include a mix of house types and sizes.	5.5
R-03	Medium Medium B density residential development to include a mix of house types and sizes.	1.9
R-04	Medium Medium B density residential development to include a mix of house types and sizes. In developing this site as a whole, particular consideration needs to be given to pedestrian and cycleways linking the new sports development at Cappagh with the local access road to the north of the site and the gaelscoil.	10.7
R-05	Medium Medium B density residential development to include a mix of house types and sizes.	0.9
R-06	Medium Medium B density residential development to include a mix of house types and sizes and will include a comprehensive landscaping scheme particularly along the northern boundary of the site.	1.2
R-07	Low Medium B density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	0.6
R-08	Low Medium B density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	1.6

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BANTRY ELECTORAL AREA LOCAL AREA PLAN
BANTRY TOWN RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.8 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development including serviced sites.	0.8
R-02	Low to medium <i>Medium B</i> residential density development including some serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites and the Mealagh River Valley. A centralised open space/amenity area shall be provided with good pedestrian/cycle linkages to adjoining residential areas. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	19.5
R-03	Low <i>Medium B</i> density residential development to include the provision of a local access road. Development should be set back and ridge heights shall generally not break the skyline to the west in order to protect the visual setting of the town. Retention of hedgerows and extensive landscaping will be a prerequisite to any development proposals. Provision should be made for linkages to the nearby Mealagh river valley walkway.	17.3
R-04	Medium <i>Medium B</i> density 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. Proposals shall be subject to a development brief prepared by the Planning Authority.	10.7
R-05	Low/Medium <i>Medium B</i> density residential development including serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites.	3.5
R-06	Low/Medium <i>Medium B</i> Density residential development with provision for link road connecting site with R-08 to the south. In general no buildings shall be visible on the skyline and in-depth planting shall be provided along the entire southern and western boundaries. All existing hedgerows/trees shall be retained and augmented. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	8.2

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<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-07	Low <i>Medium B</i> density residential development which will be subject to a detailed development brief to be carried out by landowners and agreed by the Planning Authority to include detailed visual and landscape analysis. Proposal shall provide for extensive areas of open space, avoiding hilltop development and including a proportion of serviced sites as part of an overall development framework. Provision of pedestrian/cycling linkages within and to surrounding residential areas to be included. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	28.5
R-08	Low/Medium <i>Medium B</i> density residential development with provision for link road connecting site with R-06 to north. The housing shall be set back from the western boundary and shall be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west shall be retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	5.1
R-09	Low <i>Medium B</i> density residential development including serviced sites.	1.8
R-10	Medium <i>Medium B</i> density residential development to be designed and laid out in accordance with a special planning and development brief for this area (as proposed in objective X-01). 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.1
R-11	Low <i>Medium B</i> density residential development including serviced sites. Proposals should be accompanied by a comprehensive landscaping scheme which seeks to retain and augment existing boundaries. Development proposals shall be accompanied by a detailed visual impact assessment where appropriate.	6.4
R-12	Elderly housing development. Provision of housing for the elderly.	0.2
R-13	Low <i>Medium B</i> density community housing including open space.	4.0
R-14	Low <i>Medium B</i> density residential development including individual serviced sites.	2.3

CASTLETOWNBERE RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.4.9 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development to include detached and serviced sites subject to preparation of a detailed landscaping plan and provision of adequate road access for in-depth development and a link to adjoining residential site (R-02).	8.8
R-02	Low to Medium <i>Medium B</i> density residential development including healthcare and community facilities to include detailed landscaping plan.	8.4
R-03	Mixed low/medium <i>Medium B</i> density residential development including the phased construction of relief road (U-03).	9.8
R-04	Medium <i>Medium B</i> density residential development. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.5
R-05	Low <i>Medium B</i> density residential development including serviced sites and provision for access road.	4.6
R-06	Mixed low/medium <i>Medium B</i> density residential development including provision for access road. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	6.2

SCHULL RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 3.4.11 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development. Consideration may also be given to use of the site as a camper van park/camp site.	0.7
R-03	Low to Medium <i>Medium B</i> density residential development including individual serviced sites subject to construction of the relief road. In-depth screen planting along northern and eastern site boundaries.	1.4

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<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-04	Medium <i>Medium B</i> density residential development in-depth screen planting along northern and eastern boundaries.	1.8
R-05	Low <i>Medium B</i> density single storey development or nursing home/sheltered housing. Consideration may also be given to use of the site as a camper van park/camp site.	0.6
R-06	Low to Medium <i>Medium B</i> density residential development including serviced sites in-depth screen planting along western and southern site boundaries.	1.9
R-07	Medium <i>Medium B</i> density residential development.	2.1
R-08	Medium <i>Medium B</i> density residential development, permanent occupation. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.	0.5
R-09	Low to Medium <i>Medium B</i> density residential including serviced sites. Development to include in-depth screen planting along western site boundary.	3.6

BLARNEY ELECTORAL AREA LOCAL AREA PLAN
BLARNEY TOWN RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.13 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low density <i>Medium B</i> residential development, with access from established road network.	3.9 3.63
R-02	Medium <i>Medium A</i> density residential development subject to satisfactory access to public road.	4.4
R-03	Medium <i>Medium A</i> density residential development limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.	7.6

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CORK CITY – NORTH ENVIRONS RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.2.24 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	7.0
R-02	Medium <i>Medium A</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.1
R-03	Medium <i>Medium A</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	4.2 3.69
R-04	Low <i>Medium B</i> Density residential development.	8.0

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GLANMIRE RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 3.4.8 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development, with long term strategic planting on the northern and western edges of the site to act as a definite limit to any further development in this area. Development of these lands should include landscaping and protection of the more vulnerable slopes.	8.4
R-02	Low <i>Medium B</i> density residential development to include a mix of house types and sizes.	2.0
R-03	Medium A <i>Medium B</i> density residential development	1.2
R-04	Low <i>Medium B</i> density development	0.9

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CARRIGALINE ELECTORAL AREA LOCAL AREA PLAN
CARRIGALINE RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.16 as follows;

Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	3.0
R-02	Medium <i>Medium B</i> 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.	1.9
R-03	Medium <i>Medium B</i> 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.	1.8
R-04	Medium <i>Medium B</i> density residential development. Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the adjacent SPA. A sea wall will be required along the eastern / southern boundary of the site. The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off-site and on-site infrastructure. Specific arrangements shall be made for the provision and construction an amenity walk (U-07).	1.1
R-05	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	2.7
R-06	Medium <i>Medium A</i> density residential development to include serviced sites and a mix of house types. Provision will also be made for a primary school (requires at least a 1.6ha site) and a neighbourhood centre. Specific arrangements shall be made for the provision and construction an amenity walk (U-08).	14.6
R-07	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements shall be made for the provision and construction of an inner relief road (U-10), amenity walk (U-08).	11.9
R-08	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	16.0

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Objective No.	Specific Zoning Objective	Approx Area (Ha)
	Specific arrangements shall be made for the provision and construction of an inner relief road (U-10), amenity walk (U-08).	
R-09	Low Medium B density residential development individual serviced sites.	5.9
R-10	Residential development to provide for the accommodation needs of the elderly in Carrigaline.	0.3 0.4

CORK CITY – SOUTH ENVIRONS RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.4.50 as follows;

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium Medium A density residential development to include a mix of house types and sizes. An appropriate tree planted buffer, shall be provided along the boundaries of the site. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	7.0
R-02	Medium Medium A density residential development, estate type layout.	2.1
R-03	Medium Medium A density residential with provision for an appropriate tree planted buffer along the southern boundary of the site to establish a definite limit to further development in this area.	4.5
R-04	Medium Medium A density residential development.	11.9
R-05	Medium Medium A density residential development with provision for a local convenience shop. Any development should not exceed two storeys in height and proposals for this site will be accompanied by a road safety audit.	0.5
R-06	Development of this site is to include the following; <ul style="list-style-type: none"> • Medium Medium A density residential development to cater for a variety of house types and sizes. • 3 Ha of additional open space over and above what is normally required in housing areas. This Open space should include a fully landscaped and useable public park. • Retain the existing trees and hedgerows within the overall development of the site. 	21.1

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Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
	<ul style="list-style-type: none"> The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure. Consideration will need to be given to the provision of a primary school within this site at the detailed planning application stage. 	
R-07	High density residential development (apartments or duplexes). Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SPA.	1.04
R-08	Medium <i>Medium A</i> density residential development	8.8
R-09	Low <i>Medium B</i> density residential development including provision for public transport. Any proposals for this site will include a detailed traffic impact assessment and will address the need for local road and junction improvements.	1.6
R-10	Low <i>Medium B</i> density residential development which will be restricted to the low-lying northern portion of the site and will include appropriate improvements to the local road network. Development will be serviced by a single estate road access and there will be no access from individual properties on to the local road. The southern portion of the site should be landscaped and developed as a usable public or private open space.	9.1

PASSAGE WEST/GLENBROOK/MONKSTOWN RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 3.4.10 as follows;

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development (individual sites in woodland setting).	2.5
R-02	Medium <i>Medium A</i> density residential development to include serviced sites and a mix of house types. Medical centre, nursing home and crèche to also be provided.	10.9
R-03	Medium <i>Medium A</i> density residential development.	2.7

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Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
R-04	Medium <i>Medium A</i> density residential development, with provision for relief road linking Maulbaun to Lackaroe.	8.2
R-05	Medium <i>Medium B</i> density residential development, with provision for relief road linking Maulbaun to Lackaroe.	4.0
R-06	Medium <i>Medium B</i> density residential development with appropriate access.	4.0
R-07	Medium <i>Medium B</i> density residential development with appropriate access.	2.5
R-08	Medium <i>Medium B</i> density residential development.	1.6

FERMOY ELECTORAL AREA LOCAL AREA PLAN

FERMOY RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.8 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development to include provision for a mix of serviced sites and self-build options. This site forms part of a larger area of land zoned for residential development. This site is to be developed as a distinct character area whether as a portion of a larger development or as an individual development. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.	3.73
R-02	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes.	1.73
R-03	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of a nursing home. 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. This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as an individual development. Each character area is to be comprised of circa 50 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.	24.99

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Objective No.	Residential Objectives	Approx Area (Ha)
	Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.	
R-04	Medium <i>Medium A</i> density residential development (to include a mix of house types and sizes) and the provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary. 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.	6.20
R-05	Low <i>Medium B</i> density residential development.	2.57
R-06	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes.	8.96
R-07	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and a playing pitch.	3.91
R-08	Medium <i>Medium A</i> density residential development subject to satisfactory access. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.16
R-09	Low <i>Medium B</i> density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary. 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. This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as a unique development. Each character area is to be comprised of circa 20 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town. Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.	22.78
R-10	Very low <i>Medium B</i> density development/ serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31

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MITCHELSTOWN RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.4.10 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development to include provision for a mix of serviced sites and self-build options.	4.40
R-02	Medium <i>Medium B</i> density residential development with tree planted buffer along the western site boundary. Retention of attractive stone walls and mature trees on the site boundaries will be required.	15.80
R-03	Low <i>Medium B</i> density development with provision of serviced sites and self build options on a portion of the site and an amenity walk by the stream along the eastern boundary. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	20.7
R-04	Medium <i>Medium B</i> density residential development to include provision of day care centre.	6.00
R-05	High <i>Medium A</i> density residential development to include a mix of house types and sizes.	1.6
R-06	Low <i>Medium B</i> density residential development to include provision of serviced sites and an amenity walk by the stream at the eastern boundary. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	12.60 14.72
R-07	Medium <i>Medium B</i> density residential development.	7.20
R-08	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	4.3
R-09	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.3
R-10	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes with option for nursing home.	4.0
R-11	Medium <i>Medium B</i> density development including a mix of house types and sizes.	5.8
R-12	Nursing home and ancillary assisted living housing. The housing shall be low density and single storey only.	1.9

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**KANTURK ELECTORAL AREA LOCAL AREA PLAN
CHARLEVILLE RESIDENTIAL ZONING OBJECTIVES**

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.7 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and appropriate access points along the southern boundary. Development on the site will need to optimise its design and layout in the context of the elevated nature of the site, different access points and the need to achieve connectivity with adjacent developments and the town core.	15.4
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Layout and design of development will need to have regard to the road reservation affecting the site.	4.3 6.16
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis.	9.8
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and a comprehensive landscaping treatment of northern and western site boundaries. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.	10.0
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and including access to the south and connectivity to the north.	8.0
R-06	Low <i>Medium B</i> density individual sites.	1.9
R-07	Low and very low <i>Medium B</i> density residential development comprising serviced sites subject to the provision of a through road to serve the lands to the north west in the long term. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis. Layout should provide for a range of generous site sizes and an informal layout with strong landscaping.	16.1 15.17

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<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-08	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Landscaping should be provided so as to screen the development from the N20. Access shall be through the existing Brindle Hill estate.	1.5
R-09	Very low <i>Medium B</i> density residential development comprising serviced sites and including a comprehensive landscaping proposal.	4.6
R-10	Nursing Home and ancillary assisted living housing. This housing shall be low <i>Medium B</i> density and single storey only. Pedestrian access shall be provided along Station Road where possible.	1.7

KANTURK RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.4.9 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	2.0
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.4
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries shall be retained save where necessary to ensure adequate sight distance.	2.6
R-04	Medium <i>Medium B</i> density residential development with the option for the development of a primary school on this site. Layout to make provision for road reservation (U-02) along northern edge of site and ensure connectivity with town centre development to the northeast and provision for amenity walk to east. Residential development to include a mixture of house types and sizes. This area is close to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.	3.5
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Layout to ensure pedestrian connectivity with the town centre and provision for amenity walk to west. This area is adjacent to the Blackwater River Special Area of Conservation.	3.0

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<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
	Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.	
R-06	Low <i>Medium B</i> density residential development. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries should be retained save where necessary to ensure adequate sight distance.	2.7
R-07	Very Low <i>Medium B</i> density serviced site development comprising individual serviced sites. Development on overall zoned area to be accessed only from the road to the west. A detailed design and landscaping brief should be included at proposal stage.	12.3
R-08	Very low <i>Medium B</i> density residential development/ serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3 or 4 dwellings per phase.	2.2

MILLSTREET RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 3.4.6 as follows;

<i>Objective No.</i>	<u>Residential Development</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development. The Flood Risk Assessment has identified parts of this site as being 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 FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.	3.1 4.41
R-02	Medium <i>Medium B</i> density residential development. The existing stone wall along the western boundary of the site shall be retained where practicable.	7.6
R-03	Medium <i>Medium B</i> density residential development.	5.5
R-04	Low <i>Medium B</i> density residential development suitable for individual sites.	3.4
R-05	Medium <i>Medium B</i> density residential development subject to satisfactory connection to the public sewer. The Flood Risk	9

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<i>Objective No.</i>	<u>Residential Development</u>	<i>Approx Area (Ha)</i>
	<p>Assessment has identified parts of this site as being 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 FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</p>	
R-06	<p>Medium <i>Medium B</i> density residential development. A sewer pumping station shall be provided on site. The Flood Risk Assessment has identified parts of this site as being 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 FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</p>	2

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NEWMARKET RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 4.4.9 as follows;

<i>Objective No.</i>	<u>Residential Development Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development.	4.1
R-02	Low <i>Medium B</i> density residential development comprising individual sites.	2.1
R-03	Medium <i>Medium B</i> density residential development. Overall development levels will be governed by the limited road network in the immediate area.	1.9
R-04	Low <i>Medium B</i> density residential development with comprehensive landscaping scheme.	1.6
R-05	Medium <i>Medium B</i> density residential development. Substantial landscaping should be established along the eastern and southern boundary of the site.	2.1
R-06	Medium <i>Medium B</i> density residential development. Substantial landscaping should be established along the eastern boundary of the site. An adequate access point will need to be made available from the adjoining western or northern road.	5.7
R-07	Low <i>Medium B</i> density residential development, individual sites. The design of the development should take into account the relative elevation of the site and avoid undue exposure.	5.5
R-08	Low <i>Medium B</i> density residential development, individual sites. Particular care should be taken to ensure that adequate sight distance is available along the adjoining public road.	1.9

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MACROOM ELECTORAL AREA LOCAL AREA PLAN
BALLINCOLLIG RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> density residential development. Access is to be provided from the R-618. There will also be a requirement to provide a public footpath along the public road. Noise attenuation measures should be provided along the southern boundary with the N22.	11.8
R-02	Medium <i>Medium A</i> density residential development including a detailed landscaping proposal.	4.6
R-03	Medium <i>Medium A</i> density residential development. There will be a requirement to provide a footpath along the public road.	14.3
R-04	Medium <i>Medium A</i> density residential development on a phased basis. Access to this site shall be directly onto the Killumney Road. Provision should also be made for a primary school. Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Poulavone Roundabout on the N22 to the Killumney Road by agreement with the National Roads Office of Cork County Council.	17.2
R-05	Medium <i>Medium A</i> density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	3.2
R-06	Medium <i>Medium A</i> density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	5.8

MACROOM RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 2.4.8 as follows;

<i>Objective No.</i>	<u>Residential Objective</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development for individual sites. Existing trees and hedgerows should be retained.	2.4

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R-02	Low <i>Medium B</i> density residential development for individual sites. Existing trees and hedgerows should be retained.	3.5
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MALLOW ELECTORAL AREA LOCAL AREA PLAN

BUTTEVANT RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.10.7 as follows;

Objective No.	<u>Residential Objective</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.7
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.9
R-03	Low <i>Medium B</i> density residential development including the provision of serviced sites and with option to include a nursing home. This is a large site and a concept plan will need to be developed covering the entire plot, to be implemented on a phased basis. Proposals to include a comprehensive landscaping proposal to help assimilate development.	9.9
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes, with vehicular access from the north. Provision shall be made for frontage development to enhance the streetscape and pedestrian access along south eastern boundary with the N20 and high quality pedestrian access to the laneway adjacent to the eastern boundary.	9.1
R-05	Low <i>Medium B</i> density serviced site development, maintaining an access to lands to the north.	2.9

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MIDDLETON ELECTORAL AREA LOCAL AREA PLAN
CARRIGTWOHILL RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	<p>Medium <i>Medium A</i> density residential development to include a mix of house types and a graduation in the density commensurate with the distance from the railway station. The layout shall allow for permeability between housing areas and in particular, direct, safe and convenient access to the rail station by pedestrians and cyclists.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	18.4
R-02	<p>Medium <i>Medium A</i> density residential development. Proposals should include a 20 metre tree planted buffer to the eastern and southern boundary of the site and screening to protect views from the N25.</p>	9.6
R-03	<p>Medium <i>Medium A</i> density residential development of high architectural standard on this gateway site at the entrance to the town centre. Structural landscaping shall be an integral part of any layout.</p>	2.8

COBH RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	7.1
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	6.0
R-03	Medium <i>Medium A</i> 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 masterplan lands to the west.	7.1
R-04	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and to include the provision of a sports pitch. Any layout shall be designed to allow for connectivity with, and in particular pedestrian and cyclist movements between, the masterplan lands to the north.	10.4
R-05	Medium <i>Medium A</i> density residential development.	1.6
R-06	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes with provision for a nursing home.	5.8
R-07	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes, with 20 metre tree planted buffer along the northern site boundary.	4.4

MIDDLETON ENVIRONS RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> Density Residential Development. 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 identified in this plan as a possible second station to serve the town at Water Rock; No new houses shall be commenced until the new primary school and community recreational facilities are commenced by the developer and the development of new houses shall be limited to 400 in number until such time as the New Grade Separated Junction with the N25 is completed by either Cork County Council or by way of Public Private Partnership with the developer. The	32.3

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Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
	<p>special contribution of €100,000 per acre updated in accordance with the Consumer Price Index shall be paid to Cork County Council on the commencement of the work on the New Grade Separated Junction or in the event of a Public Private Partnership, the developers shall immediately make available the aforementioned funds i.e. € 8,000,000 (updated in accordance with the Consumer Price Index) to facilitate the project. Any proposals for development shall be accompanied by a Flood Risk Assessment in line with The Planning System and Flood Risk Management Guidelines, November 2009.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan. As this zone is within the floodplain of the Owenacurra River and upstream from the Great Island Channel Special Area of Conservation, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p>	
R-02	High density residential development – new development on this site should include detailed landscaping proposals.	0.9
R-03	Medium <i>Medium A</i> 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.	7.5
R-04	Medium <i>Medium A</i> density residential development to include a mix of house types. Detailed access and landscaping proposals to be included.	7.2
R-05	<p>High Density residential development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	1.7
R-06	High density residential development.	0.9
R-07	<p>Medium <i>Medium A</i> density residential development with provision for some serviced sites <i>Medium B</i>, subject to ground conditions.</p> <p>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for</p>	14.7

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<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
	<p>sufficient stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	

YOUGHAL RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium Medium A density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	3.3
R-02	Low Medium B density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	5.4
R-03	Medium Medium A density residential development. Provision shall be made for access through the site for development of the lands to the south within the Town Council area	3.7

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SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN
CLONAKILTY ENVIRONS RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 1.4.8 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development, single storey dwellings.	3.3
R-02	Low <i>Medium B</i> density residential development.	3.8
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.4
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types.	11.4 3.88
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	17.2 14.74
R-06	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	23.3

DUNMANWAY RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives set out in section 2.4.8 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this	9.8

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<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
	area.	
R-02	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	1.9
R-03	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes.	0.5
R-04	Medium <i>Medium B</i> density residential development (apartments or duplexes).	0.8
R-05	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes with provision for a nursing home.	2.5
R-06	Medium <i>Medium B</i> density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity walk along northern boundary of site. Provision for a nursing home. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	2.3
R-07	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes. 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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.8
R-08	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes and subject to comprehensive landscaping proposals on the site boundaries.	4.7
R-09	Low <i>Medium B</i> density residential development to include comprehensive landscaping proposals on the site boundaries.	3.9
R-10	Low <i>Medium B</i> density residential development to include comprehensive landscaping proposals on the site boundaries.	3.5
R-11	Low <i>Medium B</i> density sheltered accommodation and / or provision of a retirement home to include comprehensive	1.4

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<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
	landscaping proposals on the site boundaries.	
R-12	<p>Low <i>Medium B</i> density residential development with single access to include comprehensive landscaping proposals along the site boundaries.</p> <p>These lands are located close to the Bandon 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 Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures.</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	7.4

SKIBBEREEN RESIDENTIAL ZONING OBJECTIVES

It is proposed to make consequential changes to the residential zoning objectives as set out in section 3.4.9 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development, extension to existing housing cluster.	1.8 1.23
R-02	Low <i>Medium B</i> density residential development.	1.7
R-03	Medium <i>Medium B</i> density residential development. 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 (Draft) Guidelines for Planning Authorities to include provision for the future distributor road (U-02).	6.9 7.12
R-04	<p>Low <i>Medium B</i> density residential development</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 FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	4.8

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<i>Objective No.</i>	Residential	<i>Approx Area (Ha)</i>
R-05	Low <i>Medium B</i> Density residential development with provision for serviced sites.	5.1
R-06	Low <i>Medium B</i> Density residential development with provision for serviced sites.	5.3 3.14

3 Identification of Natura 2000 Sites Required to be Screened

This section identifies all Natura 2000 sites within each of the Electoral Area Boundaries, as well as all other sites occurring within 15km of these. These are the sites which are subject to Habitats Directive Assessment for each of the proposed amendments.

3.1 Natura 2000 sites within the Potential Impact Zone of the Bandon Electoral Area Local Area Plan

Natura 2000 Sites In Bandon Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0091	Clonakilty Bay SAC	Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines, Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes); Atlantic decalcified fixed dunes (Calluno-Ulicetea)	This site is also designated as an SPA. It is an important site for wintering wetland bird species. Clonakilty Bay SAC Site Data	Maintain / restore a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of terrestrial and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Spartina swards; Atlantic salt meadows.	This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it.	Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats;

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Natura 2000 Sites In Bandon Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Great Island Channel SAC Site Data	Protect estuarine habitats from risk of toxic contamination arising from industrial and port related activities common in the harbour area.
1230	Courtmacsherry Estuary SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising muds and sand; Atlantic salt meadows; Mediterranean salt meadows; Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).	This site supports estuarine habitats including extensive mudflats and saltmarsh, as well as dune habitat types. The rare plant Sea-kale occurs within the site. This SAC overlaps with Courtmacsherry Estuary SPA, and is an important site for wintering waterfowl. Courtmacsherry Estuary SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of coastal and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine habitats; Regulate visitor access / human use with potential to cause path erosion on heathland and dune habitats within SAC.
2171	Bandon River SAC	Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-padion, Alnion incanae, Salicion albae); Freshwater pearl mussel; Brook lamprey.	This site consists of adjoining stretches of the upper Bandon and Caha rivers. It is designated for its examples of Alluvial woodland, and Floating River vegetation habitat types, as well as a range of freshwater species, including the Freshwater Pearl Mussel. In addition to the qualifying features, some very rare, and some protected plant species have also been recorded from this site. The river is also important for a range of wetland bird species. Bandon River SAC Site Data	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of

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Natura 2000 Sites In Bandon Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
				freshwater habitats in SAC.
4021	Old Head of Kinsale SPA	Guillemot and Kittiwake (nationally important numbers)	This is a headland site which has been designated for the protection of important breeding populations of two sea bird species, Guillemot and Kittiwake. Other species that have breed here include Fulmar, Shag, Herring Gull and Razorbill, while Chough and Peregrine Falcon also breed nearby. Old Head of Kinsale SPA Site Data	Prevent disturbance to breeding birds.
4030	Cork Harbour SPA	Little Grebe; Great Crested Grebe; Cormorant; Grey Heron; Shelduck; Wigeon; Teal; Pintail; Shoveler; Red-breasted Merganser; Oystercatcher; Golden Plover; Grey Plover; Lapwing; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Common Tern; Wetlands and Water Birds	This is a large site which is made up of a number of discrete sheltered river estuarine systems discharging to Cork Harbour. The primary habitats of the SPA are intertidal mudflats which are of very high importance for the high numbers and variety of wintering waterfowl species which occur here. The SPA also has a nationally important breeding colony of Common Tern. Cork Harbour SPA Site Data	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
4081	Clonakilty Bay SPA	Shelduck; Dunlin; Black-tailed Godwit; Curlew; Wetlands and Waterbirds	This site overlaps with Clonakilty Bay SAC. It is a coastal wetland site which supports a range of coastal / estuarine habitats, brackish grasslands and freshwater marsh. Over 8,000 birds of a variety of species are recorded in the estuary annually.	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within

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Natura 2000 Sites In Bandon Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Clonakilty Bay SPA Site Data	the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
4124	Sovereign Islands SPA	Cormorant	This is a marine site consisting of two small islets at the entrance to Oysterhaven Bay. The islands are important for breeding seabirds, including Cormorant, Great Black-backed Gulls and Herring Gulls. Sovereign Islands SPA Site Data	Prevent disturbance to breeding birds;
4190	Galley Heat to Duneen Point SPA	Chough	This site is located south-west of Clonakilty. The site encompasses the sea cliffs where Chough and a number of other bird species breed, and land adjacent to the cliffs which provide feeding habitat for Chough. The site is used by breeding seabirds including Fulmar, Gull spp and Cormorant. It is also a breeding site for the Annex I species, Peregrine Falcon. Galley Heat to Duneen Point SPA Site Data	Prevent disturbance to breeding birds; Maintain Chough breeding and feeding habitat within SPA.
4191	Seven Heads SPA	Chough	This site is located south-west of Courtmacherry. It supports an important population of breeding Chough. The SPA includes grassland and heath, freshwater marsh and arable land behind the cliffs which are used as feeding areas by this species. Site also supports	Prevent disturbance to breeding birds; Maintain Chough breeding and feeding habitat within SPA.

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Natura 2000 Sites In Bandon Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			breeding seabirds including Fulmar; Gull spp, Cormorant as well as breeding Peregrine Falcon. Seven Heads SPA Site Data	
4219	Courtmacsherry Estuary SPA	Great Northern Diver; Shelduck; Wigeon; Red-breasted Merganser; Golden Plover; Lapwing; Dublin; Black-tailed Godwit; Car-tailed Godwit; Curlew; Black-headed Gull; Common Gull; Wetlands and Waterbirds	This is a largely estuarine in nature and consists of the drowned valley of the Argideen and Kilbrittain Rivers. The site overlaps with Courtmacsherry SAC. It is of particular importance for the range and numbers of wintering birds that feed on the wetland habitats of the estuary some of which occur in nationally and internationally important numbers. Courtmacsherry Estuary SPA Site Data	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.

3.2 Natura 2000 sites within the Potential Impact Zone of the Bantry Electoral Area Local Area Plan

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0090	Glengarriff Harbour and Woodland SAC	Old sessile Oak Woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> . Kerry slug; Lesser horseshoe bat; Otter; Common (Harbour) seal	This is a diverse site which supports woodland, upland, freshwater and coastal habitats and species. Glengarriff Harbour and Woodland SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of estuarine, woodland and upland habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
				Protect marine mammals from disturbance in particular at haul outs and breeding sites.
0093	Caha Mountains SAC	Blanket Bog and Active Blanket Bog; Northern Atlantic wet heath with <i>Erica tetralix</i> ; Siliceous rocky slopes with chasmophytic vegetation; <i>Alpine and Boreal</i> heath; Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoëto-Nanojuncetea; Killarney fern; Kerry slug	This upland site supports rare plant species and number of upland bird species of conservation value. Caha Mountains SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
0097	Lough Hyne Nature Reserve & Environs SAC	Large shallow inlets and bays; Reefs; Submerged sea caves	This coastal marine site supports a range of rare marine plant and animal species. The terrestrial portion of the site is also diverse with woodland, marsh and heath habitats and associated plant and animal species. Lough Hyne Nature Reserve & Environs SAC Site Data	Maintain / restore a high standard of water quality in discharging rivers and streams and transitional coastal zones in bay area; Prevent direct loss marine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine habitats.
0101	Roaringwater Bay & Islands SAC	Large shallow inlets and bays; Reefs; Vegetated sea cliffs of the Atlantic and Baltic coasts; European dry heaths; Submerged or partially submerged sea caves; Harbour porpoise; Otter; Grey seal	This coastal marine site supports a diversity of marine and terrestrial habitats. It is notable for the presence of a number of rare plant species and also supports important sea bird colonies. Roaringwater Bay & Islands SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of terrestrial and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
				habitats; Protect marine mammals from disturbance in particular at haul outs and breeding sites; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
0102	Sheep's Head to Toe Head SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European dry heaths; Kerry slug	This coastal heathy headland supports the rare and legally protected plant species Pale Dog-violet and Spotted Rock-rose. It also has a small sea breeding seabird population and is designated as an SPA for Chough and Fulmar. Sheep's Head to Toe Head SAC Site Data	Prevent direct loss of terrestrial habitats within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.
0109	Three Castle Head to Mizen Head SAC	Vegetated sea cliffs of the Atlantic and Baltic coasts; European dry heaths	This SAC has two coastal headlands which supports heathy habitats and sea cliffs. It supports two vascular plant species listed in the Red Data Book, Spotted Rock-rose and Pale Dog-violet. The site also supports wetland habitats and is designated as an SPA for its population of Chough. Three Castle Head to Mizen Head SAC Site Data	Prevent direct loss of terrestrial habitats within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.
0353	Old Domestic Buildings, Dromore SAC	Lesser horseshoe bat	This SAC is in Co. Kerry. It consists of a large stone building situated in Dromore Wood. It is an important hibernation site of the Lesser Horeshoe Bat.	Prevent disturbance to roost site; Protect surrounding woodland habitat.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Old Domestic Buildings, Dromore SAC Site Data	
0364	Kilgarvan Ice House SAC	Lesser horseshoe bat	This SAC is in Co. Kerry. The site contains three buildings and also covers an area of woodland which is designated Lesser Horseshoe Bats. The ice-house is one of the largest hibernating sites for this species in Europe, while the two other buildings within the SAC serve as summer maternity roosts for this species. Kilgarvan Ice House SAC Site Data	Prevent disturbance to roost site; Protect surrounding woodland habitat.
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	Depressions on peat substrates of the Rhynchosporion; Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>); Oligotrophic to mesotrophic standing waters with vegetation of the; Water courses of plain to montane levels with the <i>Ranuncion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation; European dry heaths; <i>Juniperus communis</i> formations on heaths or calcareous grasslands; Calaminarian grasslands of <i>Violetalia calaminariae</i> ; <i>Molinia</i> meadows on calcareous, peaty or clayey-silt laden soils; Blanket bog (*Active only); Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alpine and Boreal	This is a very large SAC, most of which is located in Co. Kerry. The eastern most portion of this SAC in the Paps Mountain range is within Co. Cork. This portion of the site supports the largest mountain Blanket Bog site in the South West at Caherbarnagh, and supports upland peatland and freshwater habitats including upland streams and rivers as well as a number of lakes including Lough Murtagh, Gortavehy Lough and Kippagh Lough. Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC Site Data	Maintain a high standard of water of water quality in surface waters in SAC; Maintain stable hydrological regime in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Prevent direct loss of peatland, woodland and freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of freshwater habitats in SAC; Prevent disturbance to Otter or Otter habitat.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		heaths; Northern Atlantic wet heath with <i>Erica tetralix</i> ; Twaite shad; Killarney fern; Slender naiad; Kerry slug; Marsh Fritillary; Lesser horseshoe bat; Sea lamprey; Salmon; River lamprey; Freshwater pearl mussel; Otter.		Prevent disturbance to bat roosts.
1040	Barley Cove to Ballyrisode Point SAC	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes). Fixed coastal dunes with herbaceous vegetation (grey dunes); European dry heaths	This site is situated on the Mizen Peninsula. It is a coastal site, important for estuarine habitats, dune and heathy habitats. It supports rare plants including Sea Kale, Hairy Bird's-foot-trefoil, Lanceolate Spleenwort, Pale Dog-violet, Green-winged Orchid, Bird's-foot and Spotted Rock-rose. It is also an important site for Chough, and overlaps with the Sheeps Head to Toe Head SPA. Barley Cove to Ballyrisode Point SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of terrestrial and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine habitats which could be caused by certain activities permitted in intertidal/ marine or coastal areas; Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.
1043	Cleanderry Wood SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European dry heaths; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Killarney fern	This site is located on the western side of the Beara peninsula. It supports woodland and heath habitats, and also includes Derryvegal Lough. The site also supports the protected species Killarney Fern. It is of exceptional value as it contains no introduced species, and for the proliferation of moisture	Prevent direct loss of woodland habitat within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>loving plant species that occur in the woodland.</p> <p>Cleanderry Wood SAC Site Data</p>	
1070	Myross Wood SAC	Killarney fern	<p>This is a small site near Leap, comprising mixed woodland habitat. It has a diverse ground flora, and is of particular importance for its presence of the Annex II species Killarney Fern.</p> <p>Myross Wood SAC Site Data</p>	<p>Prevent direct loss of woodland habitat within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Regulate visitor access / human use within SAC.</p>
1547	Castletownshend SAC	Killarney fern.	<p>This is mixed woodland site near Castletownshend, which is of conservation importance for its population of Killarney Fern.</p> <p>Castletownshend SAC Site Data</p>	<p>Prevent direct loss of woodland habitat within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Regulate visitor access / human use within SAC.</p>
1873	Derryclogher (Knockboy) Bog SAC	Blanket Bog (*Active) only	<p>This is an upland site whose main conservation interest in intact active mountain blanket bog. Other habitats that occur on site include heath and grassland habitats, upland streams and exposed rock.</p> <p>Derryclogher Bog Site Data</p>	<p>Prevent direct loss of upland habitats within the SAC;</p> <p>Prevent drainage of upland habitats within SAC;</p> <p>Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.</p>
1879	Glanmore Bog SAC	Oligotrophic Waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>); Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-	<p>This diverse site on the Beara Peninsula, supports a range of upland peaty habitats and freshwater habitats and species of very high conservation importance. In addition to its</p>	<p>Maintain a high standard of water of water quality in surface waters in SAC;</p> <p>Maintain stable hydrological regime in surface waters in SAC;</p>

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		Batrachion vegetation; Northern Atlantic wet heaths with <i>Erica tetralix</i> ; Blanket bog (*active) only; Freshwater pearl mussel; Killarney fern.	qualifying features it supports breeding Chough and number of other upland bird species, as well as very good diversity of plant species. Glanmore Bog SAC Site Data	Maintain open channels to allow the free passage of fish in freshwater habitats; Prevent direct loss of peatland or freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
1881	Maulagowna Bog SAC	Blanket bog (*active only)	This upland site is located within Co. Kerry in the Caha Mountains. It supports intact active Blanket Bog, as well Cummer Lough. The Annex I (Birds Directive) species, Chough breeds in this site. Maulagowna Bog SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2041	Old Domestic Building, Curraglass Wood SAC	Lesser horseshoe bat	This site consists of a derelict building in Curraglass Wood in Co. Kerry, which is used as a nursery site by Lesser Horseshoe Bats. The surrounding woodland provides important foraging habitat for this species. Old Domestic Building, Curraglass Wood SAC Site Data	Prevent disturbance to roost site; Protect surrounding woodland habitat.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
2158	Kenmare River SAC	Large shallow inlets and bays; Reefs; Perennial vegetation of stony banks; Vegetated sea cliffs of the Atlantic and Baltic coasts; Atlantic salt meadows; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed dunes with herbaceous vegetation (grey dunes); European dry heaths; Calaminarian grassland of the <i>Violetalia calaminariae</i> ; Submerged or partially submerged sea caves; Whorl snail; Lesser horseshoe bat; Otter; Common (harbour) seal.	This is a large coastal site which is located in Co's Cork and Kerry. It is of special importance for its estuarine and coastal habitats and species, some of which are very rare and known only from this area in Ireland. It is also of high importance for the occurrence of a very rare habitat type (Calaminarian grassland) associated with old mine works at Allihies. This grassland is the only Irish site for a number of exceptionally rare lichen species. The bay supports a breeding population of Arctic/Common Tern, and overlaps with the Beara Peninsula which is designated for a breeding population of Chough. Kenmare River SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of habitat within SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of wetland habitats; Protect marine mammals from disturbance in particular at haul outs and breeding sites; Prevent disturbance to Otter or their breeding sites.
2189	Farranamanagh Lough SAC	Coastal lagoons; Perennial vegetation of stony banks.	This is a relatively small site located on the Sheep's Head peninsula. It is designated for the occurrence of a small shallow lagoon in a natural condition, which supports lagoonal specialist species, and for its fine example. The site also supports heath, wet grassland, freshwater marsh, scrub and woodland habitats. Kerry Slug has been recorded within the site.	Maintain a high standard of water of water quality in lagoon and in waters discharging to lagoon; Prevent direct loss of coastal and wetland habitats within the SAC; Prevent contamination of wetland habitats; Prevent drainage of wetland habitats.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Farranamanagh Lough SAC Site Data	
2098	Old Domestic Building, Askive Woods SAC	Lesser horseshoe bat	<p>This is a small SAC located in Co. Kerry. It is a breeding site of the Lesser Horseshoe Bat. The site also includes woodland habitat which provides suitable foraging habitats for the population of bats which use this roost site.</p> <p>Old Domestic Building Askive Woods SAC Site Data</p>	<p>Prevent disturbance to bat roost;</p> <p>Protect foraging woodland habitat within SAC.</p>
2280	Dunbeacon Shingle SAC	Perennial vegetation of stony banks	<p>This is a small coastal site located at the head of Dunmanus Bay near Durrus. It is of high conservation importance for the diversity of habitats and species that it supports. These include saltmarsh, wet and dry heath, lake, freshwater marsh, tidal estuarine creeks, scrub woodland and wet woodland. The site provides valuable feeding habitat for several bird species, and is also used by Otter.</p> <p>Dunbeacon Shingle SAC Site Data</p>	<p>Prevent direct loss of coastal and wetland habitats within the SAC;</p> <p>Maintain a high standard of water of water quality in freshwater habitats within SAC;</p> <p>Prevent contamination of wetland habitats;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent disturbance to birds.</p>
2281	Reen Point Shingle SAC	Perennial vegetation of stony banks.	<p>This is a small site which is designated as it supports a good example of shingle beach habitats. Other habitats which occur on the site include lagoon habitat, saltmarsh, marsh/scrub and heath. These add to the overall value of the SAC.</p>	<p>Prevent direct loss of coastal and wetland habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p>

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Reen Point Shingle SAC Site Data	
2315	Glanlough Woods SAC	Lesser horseshoe bat	This site is located in Co. Kerry. It consists of a derelict farmhouse and adjacent out-buildings. The buildings support an important Lesser horseshoe bat maternity roost. Glanlough Woods SAC Site Data	Prevent disturbance to bat roost; Protect bat foraging habitat.
4066	Bull and the Cow SPA	Storm Petrel; Gannet; Puffin	This site comprises to small rock islands and surrounding water situated off Dursey Head. It is an important site for breeding populations of Storm Petrel, Gannet and Puffin. Other seabirds which also breed on the islands include Gull spp, Cormorant, Kittiwake, Guillemot, Fulmar and Razorbill. Bull and the Cow Rocks SPA Site Data	Prevent disturbance to breeding birds.
4155	Beara Peninsula SPA	Fulmar; Chough	This SPA includes sea cliffs and the land behind these as well as several upland areas further inland of the coast. A large population of Chough have been recorded from this site. They are breeding both on the sea cliffs and at the old copper mines at Allihies. The SPA protects Chough feeding and breeding sites, as well as areas where birds flock in the wintertime. The site is also important	Prevent disturbance to breeding birds; Maintain Chough feeding , wintering and breeding habitat.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			for breeding seabird species including Fulmar, Black Guillemot, Shag, Gull spp and Razorbill. Beara Peninsula SPA Site Data	
4156	Sheeps Head to Toe Head SPA	Peregrine Falcon; Chough	This site encompasses high coast and sea cliffs on the SW coast including Sheeps Head, Mizen Head, Brow Head and Crookhaven, Baltimore, Tragumna, Gokane Point and Toe Head. It includes sea cliff and land inward from these. It also includes areas of sand dune at Barley Cove and Crookhaven. It includes breeding, feeding and flocking areas for an important population of Chough. It also supports breeding sea birds and an important population of Peregrine Falcon. Sheeps Head to Toe Head SPA Site Data	Prevent disturbance to breeding birds; Protect breeding habitat for Chough and Peregrine Falcon. Protect feeding and flocking sites / habitats used by Chough.
4191	Seven Heads SPA	Chough	This site is located south-west of Courtmacherry. It supports an important population of breeding Chough. The SPA includes grassland and heath, freshwater marsh and arable land behind the cliffs which are used as feeding areas by this species. Site also supports breeding seabirds including Fulmar; Gull spp, Cormorant as well as breeding Peregrine Falcon.	Prevent disturbance to breeding birds; Maintain Chough breeding and feeding habitat within SPA.

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Natura 2000 Sites In Bantry Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Seven Heads SPA Site Data	

3.3 Natura 2000 sites within the Potential Impact Zone of the Blarney Electoral Area Local Area Plan

Natura 2000 Sites In Blarney Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Spartina swards; Atlantic salt meadows.	<p>This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it.</p> <p>Great Island Channel SAC Site Data</p>	<p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Protect estuarine habitats from risk of toxic contamination arising from industrial and port related activities common in the harbour area.</p>

3.4 Natura 2000 sites within the Potential Impact Zone of the Carrigaline Electoral Area Local Area Plan

Natura 2000 Sites In Carrigaline Electoral Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Spartina swards; Atlantic salt meadows.	<p>This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it.</p> <p>Great Island Channel SAC Site Data</p>	<p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Protect estuarine habitats from risk of toxic</p>

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Natura 2000 Sites In Carrigaline Electoral Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
				contamination arising from industrial and port related activities common in the harbour area.
4030	Cork Harbour SPA	Little Grebe; Great Crested Grebe; Cormorant; Grey Heron; Shelduck; Wigeon; Teal; Pintail; Shoveler; Red-breasted Merganser; Oystercatcher; Golden Plover; Grey Plover; Lapwing; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Common Tern; Wetlands and Water Birds	This is a large site which is made up of a number of discrete sheltered river estuarine systems discharging to Cork Harbour. The primary habitats of the SPA are intertidal mudflats which are of very high importance for the high numbers and variety of wintering waterfowl species which occur here. The SPA also has a nationally important breeding colony of Common Tern. Cork Harbour SPA Site Data	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
4124	Sovereign Islands SPA	Cormorant	This is a marine site consisting of two small islets at the entrance to Oysterhaven Bay. The islands are important for breeding seabirds, including Cormorant, Great Black-backed Gulls and Herring Gulls. Sovereign Islands SPA Site Data	Prevent disturbance to breeding birds;

3.5 Natura 2000 sites within the Potential Impact Zone of the Fermoy Electoral Area Local Area Plan

Natura 2000 Sites In Fermoy Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0646	Galtee Mountains SAC	European dry heaths, Alpine and Boreal heaths, Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas, Blanket bog (*active	This SAC is in Co's Limerick and Tipperary. This is a large upland site which supports heath and other upland habitats, as well as arctic-alpine plant communities including	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Fermoy Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		only), Calcareous rocky slopes with chasmophytic vegetation, Siliceous rocky slopes with chasmophytic vegetation	some rare and protected plant species. The site is also important for a number of upland bird species including Peregrine Falcon. Galtee Mountains SAC Site Data	Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Spartina swards; Atlantic salt meadows.	This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it. Great Island Channel SAC Site Data	Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Protect estuarine habitats from risk of toxic contamination arising from industrial and port related activities common in the harbour area.
2036	Ballyhoura Mountains SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European dry heaths; Blanket bog (*active only)	Situated on the Limerick Cork border, this SAC supports upland peaty habitats including heath and blanket bog. It is of note for upland bird species including Peregrine Falcon and Hen Harrier. Ballyhoura Mountains SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2037	Carrigeenamronety Hill SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; Killarney fern	This upland site is situated on the Limerick Cork border. It supports heath and <i>Molinia</i> grassland habitats, and is of primary importance for its population of Killarney Fern.	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Fermoy Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Carrigeenamronety Hill SAC Site Data	Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2137	Lower River Suir SAC	Mediterranean salt meadows (<i>Juncetalia maritimi</i>), Water courses of plain to montane levels with the the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation; Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels; Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus</i> (Alno-Padion Alnion incanae, <i>Salicion albae</i>); <i>Taxus baccata</i> woods of the British Isles; Freshwater pearl mussel; White-clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Allis shad; Twaite shad; Salmon; Otter	This is a large freshwater site which is located in Co's Kilkenny, Tipperary and Waterford. It supports a wide range of freshwater and terrestrial habitats as well as coastal and estuarine habitats. It also supports a number of protected plant species, and is important for wintering waterfowl and a range of fish and mammal species. Lower River Suir SAC Site Data	Maintain a high standard of water of water quality in surface waters in SAC; Maintain stable hydrological regime in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Prevent direct loss of freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC.
2170	Blackwater River (Cork/Waterford) SAC	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and	This is a very large Special Area of Conservation which extends from the western to the eastern boundaries of the north of the Cork. It has been designated for the conservation of a range of freshwater, terrestrial (woodland) and coastal and estuarine habitats and species. It overlaps with two Special Protection Areas, the Blackwater Callows downstream of	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats

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Natura 2000 Sites In Fermoy Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		Callitricho-batrachion vegetation; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; <i>Taxus baccata</i> woods. Freshwater pearl mussel; White-clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Twaite shad; Atlantic Salmon; Otter	Fermoy, and the Blackwater Estuary. It supports three protected plant species, Starved Wood Sedge, Killarney Fern and Pennyroyal as well as other species listed in the Irish Red Data Book, Bird's -nest Orchid, Golden Dock and Bird Cherry, as well as many native Irish animal species including mammals, birds and amphibians. Blackwater River SAC Site Data	within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC; Prevent disturbance to Otter and Otter habitat.
4023	Ballymacoda Bay SPA	Wigeon; Teal; Ringed Plover; Golden Plover; Grey Plover; Lapwing; Sanderling; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Turnstone; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Wetlands and Waterbirds	This site comprises the estuary of the Womanagh River. It supports mudflats and saltmarsh habitats as well as wet fields, all of which are of importance for a range of wintering bird species that use this site. The site regularly supports >20,000 wintering waterfowl. It has internationally important numbers of Bar-tailed Godwit, supports large flocks of Golden Plover. It has nationally and regionally important numbers of a range of other species including Brent Goose. This site overlaps with Ballymacoda (Clonpriest) Pillmore SAC. Ballymacoda Bay SPA Site Data	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
4028	Blackwater Estuary SPA	Wigeon; Golden plover; Lapwing; Dunlin; Black-tailed godwit; Bar-tailed godwit; Curlew; Redshank; Wetlands and Waterbirds	This is a sheltered south-facing estuary, located on the eastern boundary of Co. Cork. The principle habitat types are mudflats and sandflats, with saltmarsh fringing the estuarine channels. The	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Fermoy Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>site is of high ornithological importance for its variety and numbers of wintering waterfowl, in particular its internationally important population of Black-tailed Godwit, as well as a range of other species. This site overlaps with the Blackwater River SAC.</p> <p>Blackwater Estuary SPA Site Data</p>	<p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>
4030	Cork Harbour SPA	<p>Little Grebe; Great Crested Grebe; Cormorant; Grey Heron; Shelduck; Wigeon; Teal; Pintail; Shoveler; Red-breasted Merganser; Oystercatcher; Golden Plover; Grey Plover; Lapwing; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Common Tern; Wetlands and Water Birds</p>	<p>This is a large site which is made up of a number of discrete sheltered river estuarine systems discharging to Cork Harbour. The primary habitats of the SPA are intertidal mudflats which are of very high importance for the high numbers and variety of wintering waterfowl species which occur here. The SPA also has a nationally important breeding colony of Common Tern.</p> <p>Cork Harbour SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>
4094	River Blackwater Callows SPA	<p>Whooper swan; Wigeon; Teal; Black-tailed Godwit; Wetlands and Waterbirds</p>	<p>This wetland site is located downstream from Fermoy, and overlaps with the Blackwater River SAC. It consists of seasonally flooded grassland within the flood plain of the Blackwater. It is of conservation value on account of the occurrence of wintering waterfowl.</p> <p>River Blackwater Callows SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in river;</p> <p>Prevent drainage of wetland habitats.</p>

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Natura 2000 Sites In Fermoy Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
4095	Kilcolman Bog SPA	Whooper Swan; Teal; Shoveler; Wetlands and Waterbirds	This site supports quaking fen, lake, reed swamp, freshwater marsh and wet grassland habitat. It is of conservation value due to the occurrence of nationally important numbers of number of species of wintering waterfowl. Kilcolman Bog SPA Site Data	Prevent disturbance to wintering birds; Prevent drainage of wetland habitats.

3.6 Natura 2000 sites within the Potential Impact Zone of the Kanturk Electoral Area Local Area Plan

Natura 2000 Sites In Kanturk I Electoral Area Local Area Plan or within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0106	St. Gobnet's Wood SAC	Old Sessile Oak Woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)	This woodland is a good example of a native woodland typical of the south-west. It contains old oak woodlands and supports rich herb and bryophyte communities. The Sullane River which runs through the woodland supports a population of Salmon and a population of Freshwater Pearl Mussel. St. Gobnet's Wood SAC Site Data	Prevent direct loss of woodland habitats within the SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain a high standard of water of water quality Sullane River.
0108	The Gearagh SAC	Water courses of plain to montane levels with the Ranunculion and <i>Callitricho-Batrachion</i> vegetation; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Otter	This is an internationally important wetland site which is designated as a RAMSAR site as well as an SPA. It is the only extensive alluvial woodland in Ireland or Britain, and supports rare plants as well as internationally important numbers of a variety of species of wetland birds. The Gearagh SAC Site	Maintain a high standard of water of water quality in watercourses; Prevent direct loss of terrestrial and freshwater habitats within the SAC; Prevent drainage of wetland habitats; Prevent disturbance to Otter or Otter habitat;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Kanturk I Electoral Area Local Area Plan or within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Data	Prevent contamination or deterioration of terrestrial and freshwater habitats.
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	Depressions on peat substrates of the Rhynchosporion; Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>); Oligotrophic to mesotrophic standing waters with vegetation of the; Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation; European dry heaths; <i>Juniperus communis</i> formations on heaths or calcareous grasslands; Calaminarian grasslands of <i>Violetalia calaminariae</i> ; <i>Molinia</i> meadows on calcareous, peaty or clayey-silt laden soils; Blanket bog (*Active only); Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alpine and Boreal heaths; Northern Atlantic wet heath with <i>Erica tetralix</i> ; Twaite shad; Killarney fern; Slender naiad; Kerry slug; Marsh Fritillary; Lesser horseshoe bat; Sea lamprey; Salmon; River lamprey; Freshwater pearl mussel; Otter.	This is a very large SAC, most of which is located in Co. Kerry. The eastern most portion of this SAC in the Paps Mountain range is within Co. Cork. This portion of the site supports the largest mountain Blanket Bog site in the South West at Caherbarnagh, and supports upland peatland and freshwater habitats including upland streams and rivers as well as a number of lakes including Lough Murtagh, Gortavehy Lough and Kippagh Lough. Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC Site Data	Maintain a high standard of water of water quality in surface waters in SAC; Maintain stable hydrological regime in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Prevent direct loss of peatland, woodland and freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of freshwater habitats in SAC; Prevent disturbance to Otter or Otter habitat. Prevent disturbance to bat roosts.

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Kanturk I Electoral Area Local Area Plan or within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
1890	Mullaghanish Bog SAC	Blanket Bog (*active only)	This upland site is located on the Cork Kerry border and is centred on Mullaghanish Mountain near Millstreet. It supports intact Blanket Bog habitat. Mullaghanish Bog SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2036	Ballyhoura Mountains SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European dry heaths; Blanket bog (*active only)	Situated on the Limerick Cork border, this SAC supports upland peaty habitats including heath and blanket bog. It is of note for upland bird species including Peregrine Falcon and Hen Harrier. Ballyhoura Mountains SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2037	Carrigeenamronety Hill SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; Killarney fern	This upland site is situated on the Limerick Cork border. It supports heath and <i>Molinia</i> grassland habitats, and is of primary importance for its population of Killarney Fern. Carrigeenamronety Hill SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2165	Lower River Shannon SAC	Large shallow inlets and bays; Estuaries; <i>Salicornia</i> and other annuals colonising mud and sand; Vegetated sea cliffs of the Atlantic and Baltic coasts; Coastal lagoons; Mudflats and sandflats	This is a very extensive SAC which is located primarily in Co. Limerick. However, the upper catchment of the River Feale which forms part of this large SAC is located in North West Co. Cork.	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Kanturk Electoral Area Local Area Plan or within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		not covered by seawater at low tide; Atlantic salt meadows; Sandbanks (slightly covered by seawater at all times); Reefs; Perennial vegetation of stony banks; Water courses of plain to montane levels with the Ranunculus fluitans and Callitriche-batrachion vegetation; <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; River lamprey; Brook lamprey; Sea lamprey; Atlantic salmon; Freshwater pearl mussel; Bottle-nosed dolphin; Otter	Lower River Shannon SAC Site Data	Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC; Prevent disturbance to marine mammals, particularly at haul outs and breeding sites; Prevent disturbance to Otter and Otter habitat.
2170	Blackwater River (Cork/Waterford) SAC	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Water courses of plain to montane levels with the Ranunculus fluitans and Callitriche-batrachion vegetation; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; <i>Taxus baccata</i> woods. Freshwater pearl	This is a very large Special Area of Conservation which extends from the western to the eastern boundaries of the north of the Cork. It has been designated for the conservation of a range of freshwater, terrestrial (woodland) and coastal and estuarine habitats and species. It overlaps with two Special Protection Areas, the Blackwater Callows downstream of Fermoy, and the Blackwater Estuary. It supports three protected plant species, Starved Wood Sedge, Killarney Fern and Pennyroyal as well as other species listed in the Irish Red Data Book,	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC;

Environmental Screening Reports for Proposed Amendments to Electoral Area Local Area Plans 2011

Natura 2000 Sites In Kanturk I Electoral Area Local Area Plan or within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		mussel; White-clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Twaite shad; Atlantic Salmon; Otter	Bird's –nest Orchid, Golden Dock and Bird Cherry, as well as many native Irish animal species including mammals, birds and amphibians. Blackwater River SAC Site Data	Prevent disturbance to Otter and Otter habitat.
4095	Kilcolman Bog SPA	Whooper Swan; Teal; Shoveler; Wetlands and Waterbirds	This site supports quaking fen, lake, reed swamp, freshwater marsh and wet grassland habitat. It is of conservation value due to the occurrence of nationally important numbers of number of species of wintering waterfowl. Kilcolman Bog SPA Site Data	Prevent disturbance to wintering birds; Prevent drainage of wetland habitats.
4109	The Gearagh SPA	Teal; Wigeon; Mallard; Coot; Wetland and Waterbirds	This is an internationally important wetland site which is designated as a RAMSAR site as well as an SAC. It is the only extensive alluvial woodland in Ireland or Britain, and supports rare plants as well as internationally important numbers of a variety of species of wetland birds. The Gearagh SPA Site Data	Prevent disturbance to birds; Maintain a high standard of water of water quality in watercourses; Prevent direct loss of terrestrial and freshwater habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of terrestrial and freshwater habitats.
4161	Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA	Hen Harrier	This is a very large upland site which is located in Cork, Kerry and Limerick. This site supports the largest concentration of breeding Hen Harrier in the country. Short-eared	Prevent disturbance to breeding birds; Protect feeding and breeding habitat of Hen Harrier.

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Natura 2000 Sites In Kanturk I Electoral Area Local Area Plan or within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>Owl, a species which is very rare in Ireland and also listed on Annex I of the Birds Directive has also been known to breed in this site.</p> <p>Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA Site Data</p>	
4162	Mullaghanish to Musheramore Mountains SPA	Hen Harrier	<p>This is an upland site located near Millstreet. It supports an important population of breeding Hen Harrier. It also supports a breeding population of Merlin, a species that is also listed on Annex I of the Birds Directive.</p> <p>Mullaghanish to Musheramore Mountains SPA Site Data</p>	<p>Prevent disturbance to breeding birds;</p> <p>Protect feeding and breeding habitat of Hen Harrier.</p>

3.7 Natura 2000 sites within the Potential Impact Zone of the Macroom Electoral Area Local Area Plan

Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0091	Clonakilty Bay SAC	<p>Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines, Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes); Atlantic decalcified fixed dunes (Calluno-Ulicetea)</p>	<p>This site is also designated as an SPA. It is an important site for wintering wetland bird species.</p> <p>Clonakilty Bay SAC Site Data</p>	<p>Maintain / restore a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of terrestrial and estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0106	St. Gobnet's Wood SAC	Old Sessile Oak Woodlands with <i>Ilex and Blechnum</i> ; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)	This woodland is a good example of a native woodland typical of the south-west. It contains old oak woodlands and supports rich herb and bryophyte communities. The Sullane River which runs through the woodland supports a population of Salmon and a population of Freshwater Pearl Mussel. St. Gobnet's Wood SAC Site Data	Prevent direct loss of woodland habitats within the SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain a high standard of water of water quality Sullane River.
0108	The Gearagh SAC	Water courses of plain to montane levels with the Ranunculion fluitantis and <i>Callitricho-Batrachion vegetation</i> ; Old sessile oak woodlands with <i>Ilex and Blechnum</i> ; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Otter	This is an internationally important wetland site which is designated as a RAMSAR site as well as an SPA. It is the only extensive alluvial woodland in Ireland or Britain, and supports rare plants as well as internationally important numbers of a variety of species of wetland birds. The Gearagh SAC Site Data	Maintain a high standard of water of water quality in watercourses; Prevent direct loss of terrestrial and freshwater habitats within the SAC; Prevent drainage of wetland habitats; Prevent disturbance to Otter or Otter habitat; Prevent contamination or deterioration of terrestrial and freshwater habitats.
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	Depressions on peat substrates of the Rhynchosporion; Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>); Oligotrophic to	This is a very large SAC, most of which is located in Co. Kerry. The eastern most portion of this SAC in the Paps Mountain range is within Co. Cork. This portion of the site supports the	Maintain a high standard of water of water quality in surface waters in SAC; Maintain stable hydrological regime in surface waters in SAC;

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		mesotrophic standing waters with vegetation of the; Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation; European dry heaths; <i>Juniperus communis</i> formations on heaths or calcareous grasslands; Calaminarian grasslands of <i>Violetalia calaminariae</i> ; <i>Molinia</i> meadows on calcareous, peaty or clayey-silt laden soils; Blanket bog (*Active only); Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alpine and Boreal heaths; Northern Atlantic wet heath with <i>Erica tetralix</i> ; Twaite shad; Killarney fern; Slender naiad; Kerry slug; Marsh Fritillary; Lesser horseshoe bat; Sea lamprey; Salmon; River lamprey; Freshwater pearl mussel; Otter.	largest mountain Blanket Bog site in the South West at Caherbarnagh, and supports upland peatland and freshwater habitats including upland streams and rivers as well as a number of lakes including Lough Murtagh, Gortavehy Lough and Kippagh Lough. Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC Site Data	Maintain open channels to allow the free passage of fish in freshwater habitats; Prevent direct loss of peatland, woodland and freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of freshwater habitats in SAC; Prevent disturbance to Otter or Otter habitat. Prevent disturbance to bat roosts.
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; <i>Spartina</i> swards; Atlantic salt meadows.	This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it. Great Island Channel SAC Site Data	Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Protect estuarine habitats from risk of toxic contamination arising from industrial and port related activities common in the harbour area.

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
1230	Courtmacsherry Estuary SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising muds and sand; Atlantic salt meadows; Mediterranean salt meadows; Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).	This site supports estuarine habitats including extensive mudflats and saltmarsh, as well as dune habitat types. The rare plant Sea-kale occurs within the site. This SAC overlaps with Courtmacsherry Estuary SPA, and is an important site for wintering waterfowl. Courtmacsherry Estuary SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of coastal and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine habitats; Regulate visitor access / human use with potential to cause path erosion on heathland and dune habitats within SAC.
1873	Derryclogher (Knockboy) Bog SAC	Blanket Bog (*Active) only	This is an upland site whose main conservation interest in intact active mountain blanket bog. Other habitats that occur on site include heath and grassland habitats, upland streams and exposed rock. Derryclogher Bog Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
1890	Mullaghanish Bog SAC	Blanket Bog (*active only)	This upland site is located on the Cork Kerry border and is centred on Mullaghanish Mountain near Millstreet. It supports intact Blanket Bog habitat. Mullaghanish Bog SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
2170	Blackwater River (Cork/Waterford) SAC	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-batrachion vegetation; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; <i>Taxus baccata</i> woods. Freshwater pearl mussel; White-clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Twaite shad; Atlantic Salmon; Otter	This is a very large Special Area of Conservation which extends from the western to the eastern boundaries of the north of the Cork. It has been designated for the conservation of a range of freshwater, terrestrial (woodland) and coastal and estuarine habitats and species. It overlaps with two Special Protection Areas, the Blackwater Callows downstream of Fermoy, and the Blackwater Estuary. It supports three protected plant species, Starved Wood Sedge, Killarney Fern and Pennyroyal as well as other species listed in the Irish Red Data Book, Bird's -nest Orchid, Golden Dock and Bird Cherry, as well as many native Irish animal species including mammals, birds and amphibians. Blackwater River SAC Site Data	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC; Prevent disturbance to Otter and Otter habitat.
2171	Bandon River SAC	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-padion, Alnion incanae, Salicion albae); Freshwater pearl mussel; Brook lamprey.	This site consists of adjoining stretches of the upper Bandon and Caha rivers. It is designated for its examples of Alluvial woodland, and Floating River vegetation habitat types, as well as a range of freshwater species, including the Freshwater Pearl Mussel. In addition to the qualifying features, some very rare, and	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>some protected plant species have also been recorded from this site. The river is also important for a range of wetland bird species.</p> <p>Bandon River SAC Site Data</p>	<p>within SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or other deterioration of freshwater habitats in SAC.</p>
4030	Cork Harbour SPA	<p>Little Grebe; Great Crested Grebe; Cormorant; Grey Heron; Shelduck; Wigeon; Teal; Pintail; Shoveler; Red-breasted Merganser; Oystercatcher; Golden Plover; Grey Plover; Lapwing; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Common Tern; Wetlands and Water Birds</p>	<p>This is a large site which is made up of a number of discrete sheltered river estuarine systems discharging to Cork Harbour. The primary habitats of the SPA are intertidal mudflats which are of very high importance for the high numbers and variety of wintering waterfowl species which occur here. The SPA also has a nationally important breeding colony of Common Tern.</p> <p>Cork Harbour SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>
4081	Clonakilty Bay SPA	<p>Shelduck; Dunlin; Black-tailed Godwit; Curlew; Wetlands and Waterbirds</p>	<p>This site overlaps with Clonakilty Bay SAC. It is a coastal wetland site which supports a range of coastal / estuarine habitats, brackish grasslands and freshwater marsh. Over 8,000 birds of a variety of species are recorded in the estuary annually.</p> <p>Clonakilty Bay SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
4109	The Gearagh SPA	Teal; Wigeon; Mallard; Coot; Wetland and Waterbirds	<p>This is an internationally important wetland site which is designated as a RAMSAR site as well as an SAC. It is the only extensive alluvial woodland in Ireland or Britain, and supports rare plants as well as internationally important numbers of a variety of species of wetland birds.</p> <p>The Gearagh SPA Site Data</p>	<p>Prevent disturbance to birds;</p> <p>Maintain a high standard of water of water quality in watercourses;</p> <p>Prevent direct loss of terrestrial and freshwater habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of terrestrial and freshwater habitats.</p>
4162	Mullaghanish to Musheramore Mountains SPA	Hen Harrier	<p>This is an upland site located near Millstreet. It supports an important population of breeding Hen Harrier. It also supports a breeding population of Merlin, a species that is also listed on Annex I of the Birds Directive.</p> <p>Mullaghanish to Musheramore Mountains SPA Site Data</p>	<p>Prevent disturbance to breeding birds;</p> <p>Protect feeding and breeding habitat of Hen Harrier.</p>
4219	Courtmacsherry Estuary SPA	Great Northern Diver; Shelduck; Wigeon; Red-breasted Merganser; Golden Plover; Lapwing; Dublin; Black-tailed Godwit; Car-tailed Godwit; Curlew; Black-headed Gull; Common Gull; Wetlands and Waterbirds	<p>This is a largely estuarine in nature and consists of the drowned valley of the Argideen and Kilbrittain Rivers. The site overlaps with Courtmacsherry SAC. It is of particular importance for the range and numbers of wintering birds that feed on the wetland habitats of the estuary some of which occur in nationally and internationally important numbers.</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or</p>

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Natura 2000 Sites In Macroom Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Courtmacsherry Estuary SPA Site Data	deterioration of estuarine habitats.

3.8 Natura 2000 sites within the Potential Impact Zone of the Mallow Electoral Area Local Area Plan

Natura 2000 Sites In Mallow Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; <i>Spartina</i> swards; Atlantic salt meadows.	This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it. Great Island Channel SAC Site Data	Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Protect estuarine habitats from risk of toxic contamination arising from industrial and port related activities common in the harbour area.
2036	Ballyhoura Mountains SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European dry heaths; Blanket bog (*active only)	Situated on the Limerick Cork border, this SAC supports upland peaty habitats including heath and blanket bog. It is of note for upland bird species including Peregrine Falcon and Hen Harrier. Ballyhoura Mountains SAC Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2037	Carrigeenamronety Hill SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; Killarney fern	This upland site is situated on the Limerick Cork border. It supports heath and <i>Molinia</i> grassland habitats, and is of primary importance for its population of Killarney	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC;

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Natura 2000 Sites In Mallow Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>Fern.</p> <p>Carrigeenamronety Hill SAC Site Data</p>	<p>Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.</p>
2170	Blackwater River (Cork/Waterford) SAC	<p>Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-batrachion</i> vegetation; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i>; <i>Taxus baccata</i> woods. Freshwater pearl mussel; White-clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Twaite shad; Atlantic Salmon; Otter</p>	<p>This is a very large Special Area of Conservation which extends from the western to the eastern boundaries of the north of the Cork. It has been designated for the conservation of a range of freshwater, terrestrial (woodland) and coastal and estuarine habitats and species. It overlaps with two Special Protection Areas, the Blackwater Callows downstream of Fermoy, and the Blackwater Estuary. It supports three protected plant species, Starved Wood Sedge, Killarney Fern and Pennyroyal as well as other species listed in the Irish Red Data Book, Bird's -nest Orchid, Golden Dock and Bird Cherry, as well as many native Irish animal species including mammals, birds and amphibians.</p> <p>Blackwater River SAC Site Data</p>	<p>Maintain a high standard of water of water quality in surface waters in SAC;</p> <p>Maintain open channels to allow the free passage of fish in freshwater habitats;</p> <p>Maintain stable hydrological regime in surface waters in SAC;</p> <p>Prevent direct loss of freshwater habitats within SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or other deterioration of freshwater habitats in SAC;</p> <p>Prevent disturbance to Otter and Otter habitat.</p>
4094	River Blackwater Callows SPA	<p>Whooper swan; Wigeon; Teal; Black-tailed Godwit; Wetlands and Waterbirds</p>	<p>This wetland site is located downstream from Fermoy, and overlaps with the Blackwater River SAC. It consists of seasonally flooded grassland within the flood plain of the Blackwater. It is of conservation value on account of the occurrence of wintering waterfowl.</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in river;</p> <p>Prevent drainage of wetland habitats.</p>

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Natura 2000 Sites In Mallow Local Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			River Blackwater Callows SPA Site Data	
4095	Kilcolman Bog SPA	Whooper Swan; Teal; Shoveler; Wetlands and Waterbirds	This site supports quaking fen, lake, reed swamp, freshwater marsh and wet grassland habitat. It is of conservation value due to the occurrence of nationally important numbers of number of species of wintering waterfowl. Kilcolman Bog SPA Site Data	Prevent disturbance to wintering birds; Prevent drainage of wetland habitats.
4161	Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA	Hen Harrier	This is a very large upland site which is located in Cork, Kerry and Limerick. This site supports the largest concentration of breeding Hen Harrier in the country. Short-eared Owl, a species which is very rare in Ireland and also listed on Annex I of the Birds Directive has also been known to breed in this site. Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA Site Data	Prevent disturbance to breeding birds; Protect feeding and breeding habitat of Hen Harrier.
4162	Mullaghanish to Musheramore Mountains SPA	Hen Harrier	This is an upland site located near Millstreet. It supports an important population of breeding Hen Harrier. It also supports a breeding population of Merlin, a species that is also listed on Annex I of the Birds Directive. Mullaghanish to Musheramore Mountains SPA Site Data	Prevent disturbance to breeding birds; Protect feeding and breeding habitat of Hen Harrier.

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3.9 Natura 2000 sites within the Potential Impact Zone of the Midleton Electoral Area Local Area Plan

Natura 2000 Sites In Midleton Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0077	Ballymacoda (Clonpriest and Pillmore) SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows	This site is also designated as a Special Protection Area. It is an important site for wintering wetland bird species. Ballymacoda (Clonpriest and Pillmore) SAC Site Data	Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
1058	Great Island Channel SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; <i>Spartina</i> swards; Atlantic salt meadows.	This site centres on the North Channel of Cork Harbour. It is of conservation importance for its estuarine habitats. It overlaps with the Cork Harbour SPA, and is a site of international importance based on the large numbers and variety of wintering birds which are dependent upon it. Great Island Channel SAC Site Data	Maintain a high standard of water quality in discharging rivers and transitional coastal zones within Cork Harbour; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Protect estuarine habitats from risk of toxic contamination arising from industrial and port related activities common in the harbour area.
2123	Ardmore Head SAC	Vegetated sea cliffs of the Atlantic and Baltic coasts; European dry heaths	This is a small headland east of Ardmore Co. Waterford. It is of conservation importance for its coastal heath habitat, and for the range of seabirds that breed here. Ardmore Head SAC Site Data	Prevent direct loss of terrestrial habitats within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.

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Natura 2000 Sites In Midleton Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
2170	Blackwater River (Cork/Waterford) SAC	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-batrachion vegetation; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; <i>Taxus baccata</i> woods. Freshwater pearl mussel; White-clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Twaite shad; Atlantic Salmon; Otter	This is a very large Special Area of Conservation which extends from the western to the eastern boundaries of the north of the Cork. It has been designated for the conservation of a range of freshwater, terrestrial (woodland) and coastal and estuarine habitats and species. It overlaps with two Special Protection Areas, the Blackwater Callows downstream of Fermoy, and the Blackwater Estuary. It supports three protected plant species, Starved Wood Sedge, Killarney Fern and Pennyroyal as well as other species listed in the Irish Red Data Book, Bird's -nest Orchid, Golden Dock and Bird Cherry, as well as many native Irish animal species including mammals, birds and amphibians. Blackwater River SAC Site Data	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats within SAC; Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC; Prevent disturbance to Otter and Otter habitat.
4022	Ballycotton Bay SPA	Teal; Ringed Plover; Golden Plover; Grey Plover; Lapwing; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Turnstone; Common Gull; Lesser Black-backed Gull; Wetlands and Waterbirds	This site comprises two sheltered inlets which receive the flows of a number of small rivers. It supports a range of estuarine habitat types including a formerly lagoonal lake, saltmarsh, sand and mudflats and some shallow marine water. It supports an excellent diversity of wintering waterfowl species, and it is well known location for	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats;

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Natura 2000 Sites In Midleton Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>passage waders in the autumn.</p> <p>Ballycotton Bay SPA Site Data</p>	<p>Prevent contamination or deterioration of estuarine habitats.</p>
4023	Ballymacoda Bay SPA	<p>Wigeon; Teal; Ringed Plover; Golden Plover; Grey Plover; Lapwing; Sanderling; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Turnstone; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Wetlands and Waterbirds</p>	<p>This site comprises the estuary of the Womanagh River. It supports mudflats and saltmarsh habitats as well as wet fields, all of which are of importance for a range of wintering bird species that use this site. The site regularly supports >20,000 wintering waterfowl. It has internationally important numbers of Bar-tailed Godwit, supports large flocks of Golden Plover. It has nationally and regionally important numbers of a range of other species including Brent Goose. This site overlaps with Ballymacoda (Clonpriest) Pillmore SAC.</p> <p>Ballymacoda Bay SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>
4028	Blackwater Estuary SPA	<p>Wigeon; Golden plover; Lapwing; Dunlin; Black-tailed godwit; Bar-tailed godwit; Curlew; Redshank; Wetlands and Waterbirds</p>	<p>This is a sheltered south-facing estuary, located on the eastern boundary of Co. Cork. The principle habitat types are mudflats and sandflats, with saltmarsh fringing the estuarine channels. The site is of high ornithological importance for its variety and numbers of wintering waterfowl, in particular its internationally important population of Black-tailed Godwit, as well as</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or</p>

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Natura 2000 Sites In Midleton Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>a range of other species. This site overlaps with the Blackwater River SAC.</p> <p>Blackwater Estuary SPA Site Data</p>	deterioration of estuarine habitats.
4030	Cork Harbour SPA	<p>Little Grebe; Great Crested Grebe; Cormorant; Grey Heron; Shelduck; Wigeon; Teal; Pintail; Shoveler; Red-breasted Merganser; Oystercatcher; Golden Plover; Grey Plover; Lapwing; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Black-headed Gull; Common Gull; Lesser Black-backed Gull; Common Tern; Wetlands and Water Birds</p>	<p>This is a large site which is made up of a number of discrete sheltered river estuarine systems discharging to Cork Harbour. The primary habitats of the SPA are intertidal mudflats which are of very high importance for the high numbers and variety of wintering waterfowl species which occur here. The SPA also has a nationally important breeding colony of Common Tern.</p> <p>Cork Harbour SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>
4094	River Blackwater Callows SPA	<p>Whooper swan; Wigeon; Teal; Black-tailed Godwit; Wetlands and Waterbirds</p>	<p>This wetland site is located downstream from Fermoy, and overlaps with the Blackwater River SAC. It consists of seasonally flooded grassland within the flood plain of the Blackwater. It is of conservation value on account of the occurrence of wintering waterfowl.</p> <p>River Blackwater Callows SPA Site Data</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in river;</p> <p>Prevent drainage of wetland habitats.</p>
4192	Helvick Head to Ballyquin SPA	<p>Cormorant; Peregrine Falcon; Herring Gull; Kittiwake; Chough</p>	<p>This site which runs along the SW coast of Co. Waterford. The site includes sea cliffs which are used by breeding sea birds, and coastal heath</p>	<p>Prevent disturbance to breeding birds;</p> <p>Prevent disturbance to breeding birds;</p>

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Natura 2000 Sites In Midleton Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>behind the cliffs. The site supports a population of Chough, as well as an important breeding seabird population which includes Cormorant, Gull spp., Kittiwake, Razorbill, Fulmar, Shag, Guillemot and Black Guillemot. It also supports a population of breeding Peregrine Falcon.</p> <p>Helvick Head to Ballyquin SPA Site Data</p>	<p>Maintain Chough breeding and feeding habitat within SPA.</p>

3.10 Natura 2000 sites within the Potential Impact Zone of the Skibbereen Electoral Area Local Area Plan

Natura 2000 Sites In Skibbereen Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
0091	Clonakilty Bay SAC	Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines, Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes); Atlantic decalcified fixed dunes (Calluno-Ulicetea)	<p>This site is also designated as an SPA. It is an important site for wintering wetland bird species.</p> <p>Clonakilty Bay SAC Site Data</p>	<p>Maintain / restore a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of terrestrial and estuarine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p> <p>Prevent contamination or deterioration of estuarine habitats.</p>
0097	Lough Hyne Nature Reserve & Environs SAC	Large shallow inlets and bays; Reefs; Submerged sea caves	<p>This coastal marine site supports a range of rare marine plant and animal species. The terrestrial portion of the site is also diverse with woodland, marsh and heath habitats and associated plant and animal species.</p> <p>Lough Hyne Nature</p>	<p>Maintain / restore a high standard of water quality in discharging rivers and streams and transitional coastal zones in bay area;</p> <p>Prevent direct loss marine habitats within the SAC;</p> <p>Prevent drainage of wetland habitats;</p>

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Natura 2000 Sites In Skibbereen Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			Reserve & Environs SAC Site Data	Prevent contamination or deterioration of marine habitats.
0101	Roaringwater Bay & Islands SAC	Large shallow inlets and bays; Reefs; Vegetated sea cliffs of the Atlantic and Baltic coasts; European dry heaths; Submerged or partially submerged sea caves; Harbour porpoise; Otter; Grey seal	This coastal marine site supports a diversity of marine and terrestrial habitats. It is notable for the presence of a number of rare plant species and also supports important sea bird colonies. Roaringwater Bay & Islands SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of terrestrial and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine habitats; Protect marine mammals from disturbance in particular at haul outs and breeding sites; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
0102	Sheep's Head to Toe Head SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European dry heaths; Kerry slug	This coastal heathy headland supports the rare and legally protected plant species Pale Dog-violet and Spotted Rock-rose. It also has a small sea breeding seabird population and is designated as an SPA for Chough and Fulmar. Sheep's Head to Toe Head SAC Site Data	Prevent direct loss of terrestrial habitats within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.
0106	St. Gobnet's Wood SAC	Old Sessile Oak Woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus</i>	This woodland is a good example of a native woodland typical of the south-west. It contains old oak woodlands and	Prevent direct loss of woodland habitats within the SAC; Maintain open channels

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Natura 2000 Sites In Skibbereen Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		<i>excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)	supports rich herb and bryophyte communities. The Sullane River which runs through the woodland supports a population of Salmon and a population of Freshwater Pearl Mussel. St. Gobnet's Wood SAC Site Data	to allow the free passage of fish in freshwater habitats; Maintain a high standard of water of water quality Sullane River.
0108	The Gearagh SAC	Water courses of plain to montane levels with the Ranunculion fluitantis and <i>Callitricho-Batrachion</i> vegetation; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Otter	This is an internationally important wetland site which is designated as a RAMSAR site as well as an SPA. It is the only extensive alluvial woodland in Ireland or Britain, and supports rare plants as well as internationally important numbers of a variety of species of wetland birds. The Gearagh SAC Site Data	Maintain a high standard of water of water quality in watercourses; Prevent direct loss of terrestrial and freshwater habitats within the SAC; Prevent drainage of wetland habitats; Prevent disturbance to Otter or Otter habitat; Prevent contamination or deterioration of terrestrial and freshwater habitats.
1040	Barley Cove to Ballyrisode Point SAC	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes). Fixed coastal dunes with herbaceous vegetation (grey dunes); European dry heaths	This site is situated on the Mizen Peninsula. It is a coastal site, important for estuarine habitats, dune and heathy habitats. It supports rare plants including Sea Kale, Hairy Bird's-foot-trefoil, Lanceolate Spleenwort, Pale Dog-violet, Green-winged Orchid, Bird's-foot and Spotted Rock-rose. It is also an important site for Chough, and overlaps with the Sheeps Head to Toe Head SPA. Barley Cove to Ballyrisode Point SAC Site Data	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of terrestrial and estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of marine habitats which could be caused by certain activities permitted in intertidal/ marine or coastal areas;

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Natura 2000 Sites In Skibbereen Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
				Regulate visitor access / human use with potential to cause path erosion on heathland habitats within SAC.
1061	Kilkeran Lake and Castlereke Dunes SAC	Coastal lagoons; Embryonic shifting dunes; Shifting dunes along with shorelines with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).	This site which is west of Clonakilty, supports good examples of a variety of dune habitat types. It also supports wetland habitats including freshwater marsh, fen and swamp, as well as Kilkeran Lake itself which is a natural sedimentary lagoon. It has rare plants including Sharp-leaved Fluellen. The lake supports low numbers of waterfowl as well as breeding ducks and swans. Kilkeran Lake and Castlereke Dunes SAC Site Data	Maintain a high standard of water of water quality in lagoon and in waters discharging to lagoon; Prevent direct loss of coastal and wetland habitats within the SAC; Prevent contamination of wetland habitats; Prevent drainage of wetland habitats; Prevent disturbance to birds; Regulate visitor use/human access to coastal habitats.
1070	Myross Wood SAC	Killarney fern	This is a small site near Leap, comprising mixed woodland habitat. It has a diverse ground flora, and is of particular importance for its presence of the Annex II species Killarney Fern. Myross Wood SAC Site Data	Prevent direct loss of woodland habitat within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use within SAC.
1230	Courtmacsherry Estuary SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines; Perennial vegetation of stony banks; <i>Salicornia</i> and other annuals colonising muds and sand; Atlantic salt meadows; Mediterranean salt meadows; Embryonic	This site supports estuarine habitats including extensive mudflats and saltmarsh, as well as dune habitat types. The rare plant Sea-kale occurs within the site. This SAC overlaps with Courtmacsherry Estuary SPA, and is an important site for wintering waterfowl.	Maintain a high standard of water of water quality in discharging rivers and transitional coastal zones in harbour area; Prevent direct loss of coastal and estuarine habitats within the SAC; Prevent drainage of wetland habitats;

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Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
		shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).	Courtmacsherry Estuary SAC Site Data	Prevent contamination or deterioration of marine habitats; Regulate visitor access / human use with potential to cause path erosion on heathland and dune habitats within SAC.
1547	Castletownshend SAC	Killarney fern.	This is mixed woodland site near Castletownshend, which is of conservation importance for its population of Killarney Fern. Castletownshend SAC Site Data	Prevent direct loss of woodland habitat within the SAC; Prevent drainage of wetland habitats; Regulate visitor access / human use within SAC.
1873	Derryclogher (Knockboy) Bog SAC	Blanket Bog (*Active) only	This is an upland site whose main conservation interest in intact active mountain blanket bog. Other habitats that occur on site include heath and grassland habitats, upland streams and exposed rock. Derryclogher Bog Site Data	Prevent direct loss of upland habitats within the SAC; Prevent drainage of upland habitats within SAC; Regulate visitor access / human use with potential to cause path erosion on upland habitats within SAC.
2171	Bandon River SAC	Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-padion, <i>Alnus incanae</i> , <i>Salix alba</i>); Freshwater pearl mussel; Brook lamprey.	This site consists of adjoining stretches of the upper Bandon and Caha rivers. It is designated for its examples of Alluvial woodland, and Floating River vegetation habitat types, as well as a range of freshwater species, including the Freshwater Pearl Mussel. In addition to the qualifying features, some very rare, and some protected plant species have also been recorded from this site. The river is also important for a range	Maintain a high standard of water of water quality in surface waters in SAC; Maintain open channels to allow the free passage of fish in freshwater habitats; Maintain stable hydrological regime in surface waters in SAC; Prevent direct loss of freshwater habitats within SAC;

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Natura 2000 Sites In Skibbereen Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			of wetland bird species. Bandon River SAC Site Data	Prevent drainage of wetland habitats; Prevent contamination or other deterioration of freshwater habitats in SAC.
4021	Old Head of Kinsale SPA	Guillemot and Kittiwake (nationally important numbers)	This is a headland site which has been designated for the protection of important breeding populations of two sea bird species, Guillemot and Kittiwake. Other species that have breed here include Fulmar, Shag, Herring Gull and Razorbill, while Chough and Peregrine Falcon also breed nearby. Old Head of Kinsale SPA Site Data	Prevent disturbance to breeding birds.
4081	Clonakilty Bay SPA	Shelduck; Dunlin; Black-tailed Godwit; Curlew; Wetlands and Waterbirds	This site overlaps with Clonakilty Bay SAC. It is a coastal wetland site which supports a range of coastal / estuarine habitats, brackish grasslands and freshwater marsh. Over 8,000 birds of a variety of species are recorded in the estuary annually. Clonakilty Bay SPA Site Data	Prevent disturbance to wintering birds; Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area; Prevent direct loss of estuarine habitats within the SAC; Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.
4156	Sheeps Head to Toe Head SPA	Peregrine Falcon; Chough	This site encompasses high coast and sea cliffs on the SW coast including Sheeps Head, Mizen Head, Brow Head and Crookhaven, Baltimore, Tragumna, Gokane Point	Prevent disturbance to breeding birds; Protect breeding habitat for Chough and Peregrine Falcon.

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Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			<p>and Toe Head. It includes sea cliff and land inward from these. It also includes areas of sand dune at Barley Cove and Crookhaven. It includes breeding, feeding and flocking areas for an important population of Chough. It also supports breeding sea birds and an important population of Peregrine Falcon.</p> <p>Sheeps Head to Toe Head SPA Site Data</p>	<p>Protect feeding and flocking sites / habitats used by Chough.</p>
4161	Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA	Hen Harrier	<p>This is a very large upland site which is located in Cork, Kerry and Limerick. This site supports the largest concentration of breeding Hen Harrier in the country. Short-eared Owl, a species which is very rare in Ireland and also listed on Annex I of the Birds Directive has also been known to breed in this site.</p> <p>Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA Site Data</p>	<p>Prevent disturbance to breeding birds;</p> <p>Protect feeding and breeding habitat of Hen Harrier.</p>
4162	Mullaghanish to Musheramore Mountains SPA	Hen Harrier	<p>This is an upland site located near Millstreet. It supports an important population of breeding Hen Harrier. It also supports a breeding population of Merlin, a species that is also listed on Annex I of the Birds Directive.</p> <p>Mullaghanish to Musheramore Mountains SPA Site Data</p>	<p>Prevent disturbance to breeding birds;</p> <p>Protect feeding and breeding habitat of Hen Harrier.</p>

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Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
4190	Galley Heat to Duneen Point SPA	Chough	<p>This site is located south-west of Clonakilty. The site encompasses the sea cliffs where Chough and a number of other bird species breed, and land adjacent to the cliffs which provide feeding habitat for Chough. The site is used by breeding seabirds including Fulmar, Gull spp and Cormorant. It is also a breeding site for the Annex I species, Peregrine Falcon.</p> <p>Galley Heat to Duneen Point SPA Site Data</p>	<p>Prevent disturbance to breeding birds;</p> <p>Maintain Chough breeding and feeding habitat within SPA.</p>
4191	Seven Heads SPA	Chough	<p>This site is located south-west of Courtmacherry. It supports an important population of breeding Chough. The SPA includes grassland and heath, freshwater marsh and arable land behind the cliffs which are used as feeding areas by this species. Site also supports breeding seabirds including Fulmar; Gull spp, Cormorant as well as breeding Peregrine Falcon.</p> <p>Seven Heads SPA Site Data</p>	<p>Prevent disturbance to breeding birds;</p> <p>Maintain Chough breeding and feeding habitat within SPA.</p>
4219	Courtmacsherry Estuary SPA	Great Northern Diver; Shelduck; Wigeon; Red-breasted Merganser; Golden Plover; Lapwing; Dublin; Black-tailed Godwit; Car-tailed Godwit; Curlew; Black-headed Gull; Common Gull; Wetlands and Waterbirds	<p>This is a largely estuarine in nature and consists of the drowned valley of the Argideen and Kilbrittain Rivers. The site overlaps with Courtmacsherry SAC. It is of particular importance for the range and numbers of wintering birds that feed on the wetland habitats of the estuary some of which occur in nationally and</p>	<p>Prevent disturbance to wintering birds;</p> <p>Maintain a high standard of water quality in discharging rivers and transitional coastal zones in bay area;</p> <p>Prevent direct loss of estuarine habitats within the SAC;</p>

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Natura 2000 Sites In Skibbereen Electoral Area Local Area Plan and Within 15km of its boundary				
Site Code	Site Name	Qualifying Interests	Features of biodiversity note and links to site data	Key requirements to protect site integrity
			internationally important numbers. Courtmacsherry Estuary SPA Site Data	Prevent drainage of wetland habitats; Prevent contamination or deterioration of estuarine habitats.

4 Screening Assessment

4.1 Proposed Amendment to Bandon Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Bandon and Kinsale. Neither of these settlements are located within or near any Natura 2000 site, and there is no hydrological connection between these settlements and any Natura 2000 sites. The proposed changes to housing densities will not give rise any increased pressure for development within or adjacent to any Natura 2000 sites. It is not anticipated that they will give rise to any increased pressure associated with other human activities within or adjacent to any Natura 2000 sites. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. The requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.2 Proposed Amendment to Bantry Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Bantry, Castletownbere and Schull.

There are no Natura 2000 sites located within or near Bantry town. The **Beara Peninsula SPA** is located within 1.5km of Castletownbere and water supply for the town comes from Glenbeg Lough which is located within the **Glanmore Bog SAC**. Schull Town is located immediately adjacent to the **Roaringwater Bay and Islands SAC**.

Consideration has been given to the potential for this amendment to give rise to

- increased pressure for development within or near these Natura sites;
- likelihood of increased levels of recreational or other activity within or near these sites which could cause disturbance to species for which they are designated;
- increased pressure on water supplies from Glenbeg Lough; or
- increased pressure on water quality in Roaringwater Bay and Islands SAC.

It is not expected that the proposed amendment will give rise to any increased number of houses in either the settlements of Castletownbere or Schull, and no increased pressure for water supply, or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.3 Proposed Amendment to Blarney Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Blarney, Cork City North Environs and Glanmire. These settlements are located within the hydrological catchment of the **Great Island Channel Special Area of Conservation** and the **Cork Harbour Special Protection Area**.

Consideration has been given to the potential for this amendment to give rise to

- increased pressure for development within or near these Natura sites;
- increased levels of recreational or other activity within or near the Cork Harbour SPA, which could cause disturbance to species for which it is designated; or
- increased pressure on water resources which could affect estuarine habitats within Cork Harbour.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements, and no increased pressure for water supply, or on

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wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.4 Proposed Amendment to Carrigaline Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Carrigaline, Cork City South and Passage West/Glenbrook/Monkstown. These settlements are located within the hydrological catchment of the **Great Island Channel Special Area of Conservation** and the **Cork Harbour Special Protection Area**.

Consideration has been given to the potential for this amendment to give rise to

- increased pressure for development within or near these Natura sites;
- increased levels of recreational or other activity within or near the Cork Harbour SPA, which could cause disturbance to species for which it is designated; or
- increased pressure on water resources which could affect estuarine habitats within Cork Harbour.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements, and no increased pressure for water supply, or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.5 Proposed Amendment to Fermoy Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Fermoy and Mitchelstown. These settlements are located within the hydrological catchment of the **Blackwater River Special Area of Conservation**. Parts of Fermoy Town are within this SAC, and the town is located adjacent to the **Blackwater Callows Special Protection Area**.

Consideration has been given to the potential for this amendment to give rise to

- increased pressure for development within or near these Natura sites;
- increased levels of recreational or other activity within or near the Blackwater Callows SPA which could cause disturbance to species for which it is designated; or
- pressure on water resources which could affect water quality in the Blackwater River.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements. No increased pressure for water supply or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.6 Proposed Amendment to Kanturk Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Charleville, Kanturk, Millstreet and Newmarket. Kanturk, Millstreet and Newmarket settlements are located within the

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hydrological catchment of the **Blackwater River Special Area of Conservation**. The Dalua River which flows through Newmarket and Kanturk forms part of the Blackwater River SAC. The Finnow River which flows through Millstreet also forms part of this SAC.

Consideration has been given to the potential for this amendment to give rise to

- increased pressure for development within or near the Blackwater River SAC; or
- increased pressure on water resources which could affect water quality in the SAC.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements. No increased pressure for water supply or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.7 Proposed Amendment to Macroom Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Ballincollig and Macroom. Ballincollig is located within the hydrological catchment of Cork Harbour which supports two Natura 2000 sites, the **Great Island Channel SAC** and **Cork Harbour SPA**. Macroom is located within close proximity to the **Gearagh SAC** and to the **Gearagh SPA**.

Consideration has been given to the potential for this amendment to give rise to

- increased pressure for development within or near these Natura sites;
- increased levels of recreational or other activity within or near the Gearagh SPA which could cause disturbance to species for which it is designated; or
- increased pressure on water resources which could affect water quality in the Gearagh or in Cork Harbour.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements. No increased pressure for water supply or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.8 Proposed Amendment to Mallow Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Buttevant. This town is located on the Awbeg River which forms part of the **Blackwater River SAC**.

Consideration has been given to the potential for this amendment to

- give rise to increased pressure for development within or near this SAC; or
- increased pressure on water resources which could affect water quality in the SAC.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in Buttevant. No increased pressure for water supply or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.9 Proposed Amendment to Midleton Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Carrigtwohill, Midleton, Cobh and Youghal.

Carrigtwohill, Midleton and Cobh are located within the hydrological catchment of the **Great Island Channel Special Area of Conservation** and the **Cork Harbour Special Protection Area**. Youghal is located adjacent to the **Blackwater River SAC** and to the **Blackwater Estuary SPA**.

Consideration has been given to the potential for this amendment to

- give rise to increased pressure for development within or near these Natura sites;
- increased levels of recreational or other activity within or near the Cork Harbour SPA or the Blackwater Estuary SPA, which could cause disturbance to species for which it is designated; or
- increased pressure on water resources which could affect estuarine habitats within Cork Harbour or on the Blackwater River Estuary at Youghal.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements, and no increased pressure for water supply or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

4.10 Proposed Amendment to Skibbereen Electoral Area Local Area Plan

This amendment provides for changes to be made to housing densities in Clonakilty and Dunmanway. Clonakilty is located immediately adjacent to the **Clonakilty Bay SAC** and to the **Clonakilty Bay SPA**. The Bandon River which forms part of the **Bandon River SAC** flows through Dunmanway Town.

Consideration has been given to the potential for this amendment to

- give rise to increased pressure for development within or near these Natura sites;
- increased levels of recreational or other activity within or near the Clonakilty Bay SPA which could cause disturbance to species for which it is designated; or
- increased pressure on water resources which could water quality in Clonakilty Bay, or in the Bandon River.

It is not expected that the proposed amendment will give rise to any increased number of houses or people in any of the above listed settlements, and no increased pressure for water supply or on wastewater infrastructure is expected to arise as a result of this proposed amendment. No aspects of the proposed amendment have been identified which would be likely to give rise to impacts on any Natura 2000 sites. Accordingly, the requirement for the proposed amendment to be subject to Appropriate Assessment is screened out.

5 Screening Conclusion

The proposed amendments to each of the Electoral Area Local Area Plans will not result in any change to the population or number of houses to be developed in any settlements in the County. No increased pressure for drinking water or on wastewater infrastructure is expected to arise from these changes, nor will the changes to housing densities require more land to be zoned for development. The amendments do not direct development to any areas within or near Natura 2000 sites, and no increased risk of disturbance to species for which these sites have been designated has been identified. No potential for the amendments to cause or contribute to negative impacts on any Natura 2000 site within or near the County has been identified, and accordingly it is considered that none of these amendments need to be subject to Appropriate Assessment.

