



SEA STATEMENT JUNE 2022

CORK COUNTY DEVELOPMENT PLAN 2022



Comhairle Contae Chorcaí

Cork County Council



S T E W T N C

1	Introduction	5
1.1	Overview and Structure of this report	6
2	Summary Of The Strategic Environmental Assessment Process	9
2.1	Key Stages	10
2.2	SEA Statement	11
2.3	Appropriate Assessment	11
2.4	Adoption of the Development Plan	11
3	Integration Of The Strategic Environmental Assessment Process	13
3.1	How SEA has Influenced The Plan	14
3.2	Instances Where Environmental Considerations Were Not Integrated Into The Plan	25
4	Influence Of Submissions And Observations	31
4.1	Consultation Methodology	32
4.2	Principal issues and Recommendations from Submissions/Observations	32
5	Alternatives And Selected Scenario	45
5.1	Alternatives Considered	46
5.2	Selected Scenario	50
6	Mitigation Measures	53
7	Monitoring Measures	69
7.1	Monitoring Framework	70
7.2	Monitoring Timeframe and Reporting	76
8	Conclusion	79

CHAPTER 1

INTRODUCTION

1 Introduction

1.1 Overview and Structure of this Report

- 1.1.1 This is the Strategic Environmental Assessment (SEA) Statement for the Cork County Development Plan 2022 adopted on the 25th April 2022. SEA is a process for evaluating, at the earliest appropriate stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure that environmental considerations are appropriately addressed in the decision making process both during the preparation and prior to adoption of a Plan.
- 1.1.2 The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004). These regulations were subsequently amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations, 2011(S.I. No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations, 2011 (S.I. No. 201 of 2011).
- 1.1.3 The legislation requires that the plan-making authority must make available an SEA Statement summarising how the SEA, the Environmental Report and consultations have been taken into account in the making of the Plan. In addition, the plan-making authority has to detail the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with, and the measures decided concerning monitoring.
- 1.1.4 This SEA Statement is a reflective document that looks back on the SEA process, what has been achieved and it also sets out what monitoring will be done in the future.



CHAPTER 2
SUMMARY OF
THE STRATEGIC
ENVIRONMENTAL
ASSESSMENT
PROCESS

2 Summary of the Strategic Environmental Assessment Process

2.1 2.1 Key Stages

2.1.1 A summary of the key stages of the SEA process are set out in the Table 1.1 below.

SEA Stage	SEA Actions
1 – Screening	Screen a plan or project for SEA triggers. SEA is mandatory for County Development Plans under S.I. 436 of 2004 so it was a straightforward decision for Cork County Council that SEA was required.
2 – Scoping	<p>Cork County Council undertook consultation with defined statutory bodies on the scope and level of detail to be considered in the assessment. A Scoping Report was published, and submissions or observations on the scoping report were invited up to the 9th April 2020 (Due to the requirements of the Covid 19 Emergency Measures the public consultation period was extended by 8 weeks until 21st May). The SEA scoping report occurred in parallel with public consultation on the Development Plan review and it formed part of the official SEA process under S.I. 436 of 2004 as amended by S.I. 201 of 2011.</p> <p>The information contained within the Scoping Report facilitated meaningful consultation with statutory and non-statutory consultees in relation to the proposed County Development Plan, as well as with members of the public.</p>
3 – Environmental Assessment and Environmental Report	<p>The next stage of the SEA process comprised an assessment of the likely significant impacts on the environment as a result of the Plan and the preparation of the Environmental Report. This was an iterative process with various rounds of environmental assessment as the draft plan was being prepared which amounted to a significant volume of assessment work e.g. the draft plan ran to over 1600 pages.</p> <p>The Environmental Report went out on public display with the Draft Development Plan from Thursday 22nd April 2021 to midnight on Thursday 1st July 2021. 7 submissions were received directly related to the SEA Environmental Report while numerous other submissions raised SEA issues as part of their content. 1,251 Submissions were received on the Draft Plan itself and these were considered; with proposed amendments then recommended by the Chief Executive.</p> <p>The proposed amendments were screened for the requirement for further assessment under the SEA and AA processes which was a further substantial body of work given there were over 1500 amendments drafted. An Addendum to the Environmental Report was published with the proposed amendments to the Draft Plan, reflecting issues raised in the submissions and the screening of the amendments.</p> <p>A further 1,172 submissions were received on foot of the third round of consultation. Modifications to the amendments were recommended by the Chief Executive and notices of motion were also put forward by Elected Members; all of which underwent SEA. Modifications were again screened for SEA prior to adoption of the final Plan.</p>
4- SEA Statement	Current stage in the Process. See section 2.2 below.

2.2 **SEA Statement**

- 2.2.1 The SEA Statement is described in Article 9 of the SEA Directive as a statutory requirement and should be made available with the adopted plan. This statement is required to be issued to the environmental authorities that were previously consulted, with a view to presenting a record of the key elements of the SEA process and illustrating how environmental considerations have been integrated into the plan and the key decisions taken in the plan as a consequence of the SEA.
- 2.2.2 The SEA Statement is required under Article 13I, SI No 436 of 2004 (as amended), to include information on:
- a. How environmental considerations have been integrated into the Plan;
 - b. How the Environmental Report, submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and any transboundary consultations (where relevant) have been taken into account during the preparation of the Plan;
 - c. The reasons for choosing the Plan, as adopted, in the light of the other reasonable alternatives dealt with; and
 - d. The measures decided upon to monitor the significant environmental effects of implementation of the Plan.
- 2.2.3 The main purpose of this SEA Statement is to provide information on the decision-making process in order to illustrate how decisions were taken, making the process more transparent. The SEA Statement also provides information on the arrangements put in place for monitoring. The SEA Statement will be available to the public along with the adopted Cork County Development Plan 2022.

2.3 **Appropriate Assessment**

- 2.3.1 In addition to the SEA, there is a requirement under the EU Habitats Directive (92/43/EEC) (as transcribed into Irish law) to assess whether the Development Plan, individually or in combination with other plans or projects, is likely to have significant effect on a European site, which includes Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), in view of the site's conservation objectives. The requirement for an assessment derives from Article 6 of the directive, and in particular Article 6(3) which requires that:
- "Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."*
- 2.3.2 In recognition of this, an Appropriate Assessment (AA) Screening was carried out, in parallel with the SEA process. From this it was determined that AA was required and a Natura Impact Report (NIR) was prepared to inform an AA.
- 2.3.3 The AA took a precautionary approach and assessed the general impacts that would be anticipated from the Development Plan providing the necessary inclusion of mitigation measures and guiding principles at the strategic level of the plan. The SEA, SFRA and AA teams worked closely together throughout the Development Plan process. As a precautionary approach, the Development Plan included environmental protection criteria which require avoidance of European Sites in the first instance and reiterated the legislative requirement for AA screening and full AA where potential for effects exists. The NIR and AA determination under the Habitats Directive are available on the Council's website [Cork County Development Plan 2022-2028 | Cork County \(corkcoco.ie\)](#).

2.4 **Adoption of the Development Plan**

- 2.4.1 At the Council meeting of the 25th April 2022, the Members of Cork County Council agreed to make the Cork County Development Plan for Cork County in accordance with Section 12(10) of the Act, as amended. The plan comes into effect on 6th June 2022.

CHAPTER 3
INTEGRATION OF
THE STRATEGIC
ENVIRONMENTAL
ASSESSMENT
PROCESS

3 Integration of the Strategic Environmental Assessment Process

3.1 How SEA has Influenced the Plan

3.1.1 The SEA, AA and SFRA processes have been undertaken in parallel to the preparation of the Development Plan. Thus, from the outset, considerations of the environmental consequences of the policy base have been taken into account. The iterative process ensured that the SEA/AA/SFRA and the preparation of the Development Plan were integrated in order to meet the environmental objectives and the objectives of the plan. The SEA, AA and SFRA teams were involved in the:

- Development of the alternatives;
- Drafting of policy and maps; and
- Recommendation of mitigation measures to address potential impacts.

3.1.2 The SEA, AA and SFRA processes have ensured that potential environmental impacts (both positive and negative) associated with the Development Plan have been given due consideration in the finalisation of the Development Plan. Table 1.2 below shows how environmental considerations and the input of the SEA, AA and SFRA have been taken into account in the final Development Plan.

SEA Stage	SEA Actions
Early discussion on policy formation	The SEA team engaged directly with the Development Plan team at an early stage to raise issues and create awareness on key environmental constraints relating to policy alternatives e.g. wastewater limits and assimilative capacity issues with the receiving environment. The SEA introduced the concept of environmental principles to assist in guiding the plan development and an SEA scoping report was produced alongside the issues paper for the Development Plan. As previously noted, the information contained within the scoping report facilitated meaningful consultation with statutory and non-statutory consultees in relation to the proposed County Development Plan, as well as with members of the public.
Identification of environmental constraints	<p>The SEA team undertook an audit of baseline environmental conditions with reference to population, human health, climate and air, landscape, cultural heritage, biodiversity, flora and fauna, material assets and water. This information was used to focus the SEA objectives, develop alternatives and assess positive and negative impacts associated with the implementation of the proposed Development Plan.</p> <p>In addition, the SEA developed a 'Site Assessment Tool and SEA Checklist' that the Development Plan team had to fill in when examining every site in the County that was proposed to be zoned in the Development Plan. As part of the assessment process climate change related questions were posed as part of the examination of each site. This was an extensive body of work at scoping stage given that there were approximately 230 sites/parcels of land to be specifically zoned across the county. Other sites and lands were categorised as existing built up areas or rural areas.</p> <p>GIS analysis and an Environmental Sensitivity Mapping exercise was also undertaken to influence an assessment and discussion of alternatives. The mapping was also useful in informing the drafting of policies with a particular focus on climate change and biodiversity such that areas of the County that are more sensitive to change were identified.</p>

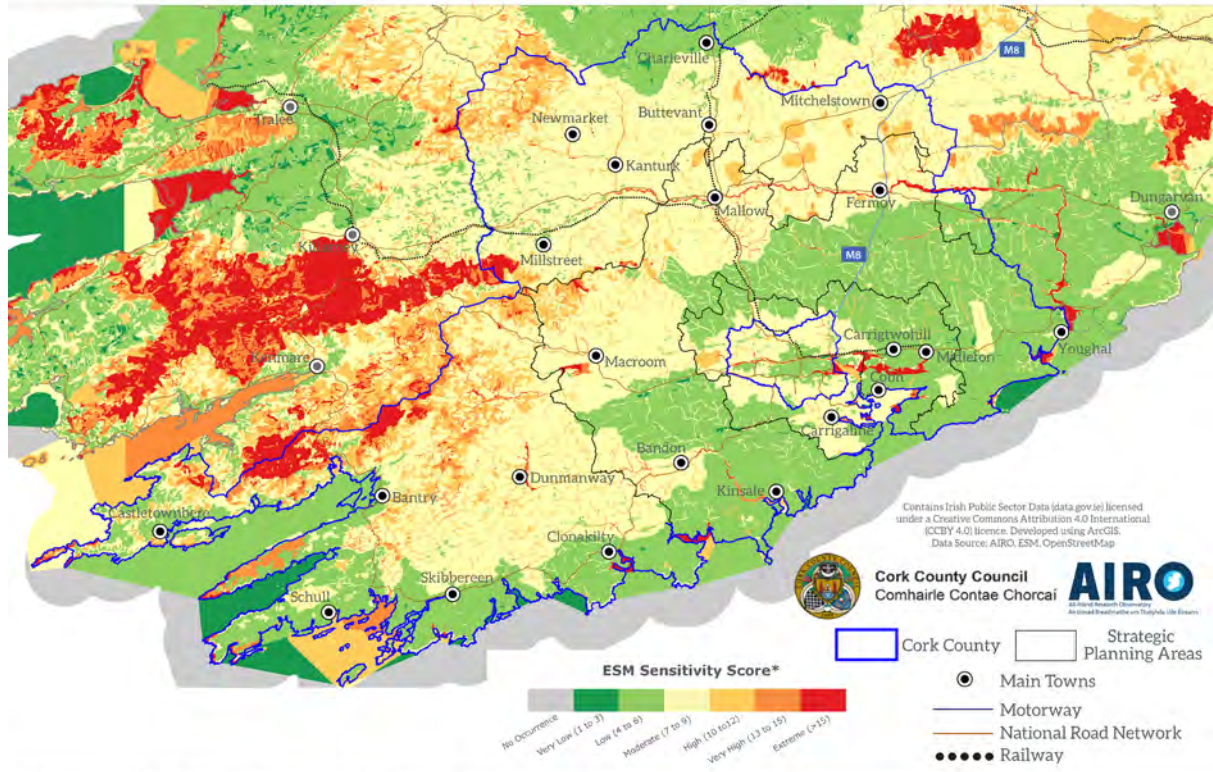
Table 1.2: How environmental considerations have been taken into account in the Development Plan.

SEA Stage	SEA Actions
Strategic Flood Risk Assessment (SFRA)	<p>SEA and the associated review of flood risk in the County was a significant influence on the Development Plan. A review at scoping stage found that flood risk and flood mapping was outdated. The SEA and SFRA teams recommended that Cork County Council needed to overhaul the approach to flood risk assessment in the County and an updated flood risk assessment was commissioned. This was a significant decision that demonstrated the weight of influence of SEA and SFRA.</p> <p>An updated flood risk assessment was therefore commissioned during the draft plan stage of the process. This led to updated flood zone mapping being produced in August 2021 for the entire County, mid-way through the Plan making process which had significant impacts on zonings and policy wording/text in the plan. The SFRA team met with the Development Plan team to review each Development Plan zoning in the County, site by site. A total of 8 meetings were held initially with follow up meetings held in a series of smaller workshops. For those sites at risk of flooding, advice was given in order to address this. This included proposing new water compatible zonings such as Green Infrastructure for lands at risk of flooding, suggesting new text to better reflect the approach to flooding, proposing the sequential approach be applied where the zoning had limited encroachment and in existing built-up area, proposing minor development only. For another group of sites in the town centre where it was considered necessary to retain zonings, Justification Tests were carried out. There were some instances where the Justification Test failed and then water compatible uses were proposed for the most part.</p>
Assessment of alternatives	<p>The environmental baseline and objectives were used to identify key sensitivities and inform development of the alternatives (and ultimately the assessment of the preferred alternative). The SEA team and the Development Plan team liaised on possible alternatives during preparation of the SEA scoping document and subsequently as the Development Plan evolved through meetings and workshops. GIS analysis and an Environmental Sensitivity Mapping exercise was also undertaken to influence alternatives discussions and assessment of policies.</p>
Recommendation of mitigation measures to address impacts on the wider environment	<p>Mitigation measures were proposed to address negative environmental impacts identified during the assessment process. Where appropriate, SEA also sought the inclusion of environmental caveats. These included amendments to the wording of policies in the Development Plan and inclusion of new policies to ensure sufficient protection and enhancement of the environment across the County. The SEA and AA teams worked together through all stages of the Plan-making process to implement, review and adapt internal communications and procedures to communicate as quickly as possible what additions/ edits/ changes or deletions were recommended in order to effectively influence the plan as it was being drafted. Dialogue, discussions, meetings and internal tabular documents were used to communicate SEA recommendations to the policy team.</p>
Required environmental monitoring programme	<p>A monitoring programme was presented in the SEA Environmental Report and updated in the Addendum to the Environmental Report following consultation. The Addendum to the Environmental Report is available online here and will facilitate the ongoing monitoring of the implementation of the Development Plan. Monitoring is set out in Section 7 of this SEA Statement.</p>
Consultation	<p>Statutory consultation was undertaken with the environmental consultees for SEA in Ireland in relation to scoping of the Environmental Report. Issues raised were used to inform the overall scope and context of the environmental assessment. Non-statutory public consultation was undertaken at the scoping stage and this stakeholder feedback also helped to shape the environmental assessment. Subsequently, the SEA Environmental Report, the Natura Impact Report (from the Appropriate Assessment process), and the draft Development Plan were put on wider display. A public webinar for consultation with the general public on the Draft Plan was also held on 26th May 2021 with a Q&A session afterwards. Overall, a large number of submissions were received throughout the process which were considered in detail and taken into account in the making of the plan.</p> <p>All changes to policies and actions comprising material amendments to the Development Plan have been screened/assessed by the SEA, AA and SFRA teams to determine if they would result in significant effects prior to finalisation of the Development Plan.</p>

3.1.3

The carrying out of a robust, probing and transparent SEA process has led to stronger environmental commitments in the Development Plan. The early intervention and discussions with key stakeholders, including the planning policy team tasked with drafting a new Development Plan, meant that key environmental issues were addressed and integrated into the plan from the outset. ESM mapping and GIS were tools used in influencing the plan. See Figure 1.1 below of an example of the mapping used. Overall, early intervention and communication resulted in a significant percentage of the draft plan being screened out at draft plan stage because SEA had a strong influence on the content of the plan.

Cork County Council SEA Baseline - County Environmental Sensitivity Scenario



Indicators included in Environmental Sensitivity Mapping - County Level

Air & Climatic Factors: Air Zones, Flood Extent Current Scenarios (Coastal & Fluvial) (High), Historical Flood Extents
Biodiversity, Flora and Fauna: Ancient Woodlands, Annex I Habitats, Margaritifera Sensitive Areas, Natural Heritage Areas, Proposed Natural Heritage Areas, Salmonid Waters (S.I. 293 Only), Special Areas of Conservation, Special Protection Areas
Population and Human Health: WFD RPA Surface Water Drinking Water (Lakes), WFD RPA Surface Water Drinking Water (Rivers)
Soils and Geology: Peat bogs, Soil Permeability
Water: Aquifer Vulnerability, Groundwater Source Protection Areas, Wetlands, WFD Coastal and Transitional Water Bodies Status, WFD Groundwater Status, WFD Lake Status, WFD River Status, WFD RPA Nutrient Sensitive Areas (Lakes, Coastal and Transitional Water Bodies), WFD RPA Nutrient Sensitive Areas (Rivers), WFD RPA Recreational Waters (Coastal and Transitional Water Bodies), WFD RPA Recreational Waters (Lakes), WFD RPA Shellfish Areas, WFD RPA Water Dependent Habitats (SAC), WFD RPA Water Dependent Habitats (SPA)

Figure 1.1 Environmental Sensitivity Map for County Cork and Surrounding Areas.

- 3.1.4 The SEA/SFRA process has resulted in specific changes to the Development Plan text including a new chapter on climate change, new sections on pollinators, wetlands, archaeological landscapes and contaminated land/sites in Chapter 15 Biodiversity and the Environment. Blue Dot catchments are also included in Chapter 11 Water Management. The concept of net gain for green infrastructure and biodiversity in Chapters 14 and 15 of the Development Plan was also a key success of the SEA process. The assimilative capacity of the Blackwater was assessed due to initial concerns flagged by AA and SEA.
- 3.1.5 There were also changes to zoning which have arisen following the Environment Report, NIR and updated SFRA. Mitigation measures introduced via revised text were also peppered throughout the plan (both in the Chapters and in the Municipal Districts) as an intervention/response when likely significant adverse effects needed to be addressed throughout the plan making process.
- 3.1.6 Arising from the SFRA at amendment stage alone, there were 362 changes to the Plan including as follows:
- 29 re-zonings to land as Green Infrastructure; amounting to approximately 149.5 hectares of additional Green Infrastructure for the County that otherwise would have been zoned for development (including houses) on flood prone lands:
 - 15 instances where the Greenbelt was extended to include land at risk of flooding: and
 - 78 instances where text was revised.
- 3.1.7 See Table 1.3 below showing a breakdown of the SFRA changes at amendment stage in each Municipal District.

Table 1.3: Changes at amendment stage in each Municipal District arising from the updated Strategic Flood Risk Assessment.

SFRA Change	Fermoy MD	Kanturk Mallow MD	Carri-galine MD	Cobh MD	East Cork MD	Mac-room MD	Bandon Kinsale MD	West Cork MD	Total
Text change	12	10	5	10	11	6	9	15	78
Zone as GI	5	3	2	3	4	0	3	9	29
Zone as Greenbelt	1	4	0	1	3	1	1	4	15
Zoning change	1	4	0	0	0	2	0	2	9
Add *	15	2	14	24	22	15	6	2	100
Remove *	0	1	13	3	4	5	1	5	32
Add flood maps / update GI maps	16	1	12	9	16	20	16	9	99
Total number of SFRA Amendments	50	25	46	50	60	49	36	46	362

- 3.1.8 Due to the sheer volume of SEA/SFRA interventions and recommendations that occurred throughout the process, it is not practical to show the detail of each and every intervention. e.g. the draft plan stage final SEA/SFRA recommendations run to over 1,100 pages alone and the detail is available to view in Chapters 6 and 7 of the Environment Report [here](#). For the purposes of this SEA Statement, the influence of SEA/SFRA has been categorised into 2 overarching topics to summarise what Plan changes have been influenced by SEA/SFRA. These are:
- 1) Text changes
 - 2) Changes to zoning and/or boundaries

Text Changes

- 3.1.9 The SEA team set up and facilitated informal discussions from the outset at pre-draft stage to establish lines of communication and positive working relationships at an early stage. The Development Plan team sought advice from the SEA/AA/SFRA teams as and when needed throughout the process which helped the environmental teams to influence the Plan from the very beginning.
- 3.1.10 AA and SEA/SFRA teams also worked closely together throughout the iterative process with communication between the teams facilitated throughout the process (even with the challenges of working remotely during the Covid 19 pandemic). AA and SEA/SFRA teams set up shared working documents (multiple times) throughout the process to provide coherent and cohesive environmental advice in a single document for policy makers. It was important to distinguish AA advice from SEA/SFRA advice whilst providing environmental feedback in one comprehensive document. The teams worked together to ensure the templates were fit for purpose e.g. the assessments were grouped under SEA topics, AA was set apart from other environmental advice, and it was considered important to have a response column so that the Development Plan team had to respond formally to the SEA and AA comments to show that the recommendations had been fully considered. An example of a 1st round table and a 2nd round table during the Draft Plan-making stage is shown in Figure 1.2 and 1.3.

Environmental Topic		Comments	Response
Population & Human Health	1	The plan supports the provision of a secure and sustainable energy supply and digital infrastructure for the County. Indirect positive impacts on air quality from decarbonising energy would also be achieved.	No response required.
Biodiversity, Flora & Fauna	2	Energy and telecommunication infrastructure have the potential to adversely impact biodiversity, flora and fauna (both terrestrial and marine) arising from both construction and operation of development and associated infrastructure: Wind energy developments, for example, can disrupt the flight path of birds and protected species.	No response required.
	3	As currently drafted, Objective ET 8-1: Ocean and Off-shore Wind Energy is not significantly robust to avoid impacts on Natura sites, protected heritage, landscapes and the coast as it only requires that development be "compatible with" environmental, ecological and landscape considerations. The objective should also support adequate mitigation to avoid significant adverse impacts on non-protected biodiversity, flora and fauna (or similar wording to Objective ET5-1 part a). AA Comments [SC] Support for development of off-shore and ocean energy projects, including onshore elements should include environmental, nature conservation and heritage caveats and cross reference to ICZM.	Update the ocean and offshore wind energy objective ET 8-1 with the following text: a) Support the appropriate development of ocean and offshore wind energy production off the Cork Coast by ensuring adequate provision of land-based infrastructure in line with national policy, and in a manner that is compatible with environmental, ecological and landscape considerations, that avoids significant adverse impacts on sites of ecological value and protects the wider environmental, heritage, landscape and marine resources of the area. The need for infrastructure to support the assembly, deployment and maintenance of off shore energy structures is recognised, as is the need for an integrated approach to the use and management of the coastal zone and coastal resources.

Figure 1.2: Example of 1st round internal SEA /AA comments and Development Plan Team Response tables

SEA & AA Feedback on Preliminary 2 nd Draft Chapter 15 Biodiversity and Environment		22/02/21
Environmental Topic	Comments	Response
Population & Human Health	Chapter 15 would have a positive impact on population and human health by ensuring development occurs away from sensitive areas and contaminated material would be managed in a manner that removes any risk to human health. Positive impacts would also occur on air quality by monitoring air quality and controlling air emissions.	No response required
	Radon does not seem to be included in Chapter 15. An objective is considered necessary to promote best practice in the implementation of radon prevention measures in partnership with other relevant agencies.	It is proposed to include the following text in relation to Radon: Radon, a radioactive gas, formed in the ground by the radioactive decay of uranium which is present in all rocks and soils, is categorised by the World Health Organisation as a carcinogen. It is important to comply with best practice in the implementation of radon prevention measures in partnership with other relevant agencies. BE-15-12: Air Quality B: Radon barriers should be provided in all new developments in compliance with best practice and relevant Building Regulations.
	Consider inclusion of text in Objective X-7 'Support for Communities and Other Stakeholders' to support initiatives to increase awareness of biodiversity issues including engagement with National Biodiversity Week, Tree Week and other such Initiatives (and as requested by the Heritage Section).	It is considered that the points already listed with the objective 'BE-15-9 Support for Communities and Other Stakeholders' are sufficient and allow for a range of initiatives, including those proposed. No change proposed.

Figure 1.3: Example of 2nd round internal SEA/ AA comments and Development Plan Team Response tables

- 3.1.11 As the process progressed, more refined and detailed environmental assessment tables were prepared for the Environment Report at Draft Plan stage. These tables were published in the Environment Report and are available online [here](#).
- 3.1.12 At amendment stage, timeframes were extremely tight and a fast turnaround for AA and SEA/SFRA recommendations were required in order to influence the supplementary amendments to the Plan that were being drafted. In this regard, the AA and SEA/SFRA teams worked together to produce feedback internally to the Development Plan team in comment form due to time constraints, rather than preparing separate tables and inputting data individually. An excerpt from these agile internal feedback documents is provided in Figure 1.4 below.

PROPOSED AMENDMENT NO. 1.7.6

ADDITIONAL TEXT TO OBJECTIVE 7-6 (COASTAL AMENITIES)

ORIGIN OF AMENDMENT
This amendment has arisen from a submission by the NPWS regarding Obj. MCI 7-6 (b) as it was considered that the final clause ("integrity of these sites") does not cover "species of conservation value" as mentioned in the first part of the sub-objective. Another submission requested the addition of 'facilities such as toilets and changing rooms' be added to the objective (part a) and access arrangements for recreational purposes (part c).

PROPOSED AMENDMENT
It is recommended that the wording be amended in objective MCI 7-6 (a) and (b) as follows:

- (a) Maintain and improve County Cork's beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities (including facilities such as toilets and changing areas), in accordance with the principles of proper planning and sustainable development
- (b) Proposals for development which would be likely to have a significant effect on nature conservation sites and /or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected
- (b) Proposals for development of marine leisure facilities will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on sites or locations of high biodiversity value
- (c) Support the enhancement of existing Coastal Amenities to include parks and harbours along the coastline, including improved or if required new access arrangements for the general public for recreational purposes where safe and possible to do so and in accordance with MCI 7-6 (b)

TEXT CHANGE ONLY

Suggest adding in caveat as follows:

(a) Maintain and improve County Cork's beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities (including facilities such as toilets and changing areas), as appropriate to individual site conditions and in accordance with the principles of proper planning and sustainable development

Consider additional caveat of such facilities being located 'where appropriate' given the sensitivities of these coastal locations

No SEA issues

Figure 1.4: Example of SEA and AA internal feedback document at amendment stage

- 3.1.13 SEA/SFRA and AA influenced the proposed amendments that went on public display via the published Chief Executive Report. Proposed amendments are available online [here](#).
- 3.1.14 Mitigation measures were recommended by the SEA/SFRA and AA teams for inclusion in the plan via text changes throughout the process. The SEA Environmental Report, the NIR and the SFRA specifically suggested mitigation measures to offset negative impacts identified during the assessment process. These included general measures such as additional text clarifying obligations in relation to protection of European Sites, additional clarity on the definitions/ wording in policies, greater transparency on stakeholders and their role (particularly for the implementation phase), as well as specific recommendations and suggestions on how to improve the effectiveness of the plan going forward.
- 3.1.15 In addition, better buffering and screening between new development and EU designated sites was recommended as a change in the Plan and was achieved e.g. fields close to Natura 2000 sites known to be particularly important for field feeding species of bird or known to be of particular importance for wintering birds were included as additional text in specific zoning objectives on sites e.g. sites around Cork Harbour. The SEA also achieved tailored changes to zoning objectives on individual sites such as highlighting when an unnamed stream existed on a site and inserting text into the objective to highlight that any proposed development had to consider flood risk from such an unnamed stream, as well as integrating the stream into any proposed layout from a biodiversity and placemaking approach. It is noted that some SEA suggestions were included in the draft plan as part of the iterative process. Others have been included in the final plan following further consultation with the wider stakeholder base. Two examples of text changes arising from SEA is shown in Figure 1.5 and 1.6.
- 3.1.16 Where SEA made recommendations at draft plan stage, the SEA team followed up by ensuring the Development Plan team recorded what action was taken against each recommendation. Where no action was taken, a rationale had to be provided by the Development Plan team to understand why an SEA recommendation had not been actioned. An example of this record is shown in Figure 1.7 below. The full detail was provided in Section 3.2 of the Addendum to the Environment Report available [here](#).

Macroom

PROPOSED AMENDMENT NO. 4.4.3.1

MACROOM: INCLUDE ADDITIONAL TEXT TO REFERENCE TOURISM / RECREATIONAL AND CULTURAL USES IN MM-GA-04 (MACROOM CASTLE DEMESNE)

ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the SEA Environmental Report, following consultation with the Conservation Officer and County Archaeologist.

PROPOSED AMENDMENT

It is proposed to make a change to the draft plan to amend objective MM-GA-04 as follows:

Green Recreation – Active Open Space:

Maintain and protect the recreational, sporting and local amenities of the Castle Demesne and the Town Park and provide for improved pedestrian access to the town **centre** and the Castle Demesne. ~~Provide for improved pedestrian access to the town centre.~~ This plan also recognises the potential to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the archaeological, architectural and historical character and landscape setting of the Castle Demesne. Proposals will be subject to and supported by relevant archaeological /architectural assessments as deemed relevant.

These lands form part of the Sullane River Corridor, an area identified to be of local biodiversity value. The riparian margins of the river corridor shall be protected. Opportunities for enhancement of the biodiversity value of this area should/will be encouraged. *

TEXT CHANGE ONLY

Figure 1.5: Example #1 of text change arising from SEA

PROPOSED AMENDMENT NO. 4.3.3.24

MIDLETON: AMEND MD-T-07 TO INCLUDE ADDITIONAL TEXT.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the SEA.

PROPOSED AMENDMENT

Include additional text in objective MD-T-07 as follows;

To provide for a mixed-use neighbourhood centre with some retail, residential, commercial and community development in a form that respects the protected structures remaining on the site. *Redevelopment of the site shall ensure the protection and reuse of the protected Maltings (Industrial Buildings) on site.*

Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements to Carneys Cross.

TEXT CHANGE ONLY

Figure 1.6: Example #2 of text change arising from SEA

SEA Recommendations on the Draft Plan: Volumes Three, Four and Five: MUNICIPAL DISTRICTS and Responses			
Vol number	MD & zoning	SEA Recommendation	Planning Policy Unit Response / Proposed Amendment No. ²
Three	Fermoy MD Fermoy FY-R-04	Compact growth is required by NPF and RSES - Reconsider the zoning of FY-R-04 in Fermoy given the location of the site at the edge of the settlement and the availability of greenfield lands within the existing built footprint.	Noted. Site to be retained. Permission has been granted on this site previously and there are active pre planning discussion Q1 2021. Development could happen on this site in the short term and it may also facilitate development on FYR-03. Retain proposal for playing pitches. It is also important to provide a range of options for lower density development to reduce pressure for rural housing in the surrounding area.
Three	Fermoy MD Fermoy FY-B-05	Reconsider FY-B-05 zoning in Fermoy for sustainability reasons given the long distance and lack of connectivity to the settlement boundary.	This zoning was inserted by the Members during previous LAP process. Retain.
Three	Fermoy MD Fermoy FY-I-03	Reconsider FY-I-03 zoning in Fermoy in the interests of compact growth having regard to the long distance from the town centre and the substantial quantum of industrial zoned land on this greenfield site.	Noted. These lands were previously zoned to offset pressure for additional employment zonings around the interchange to the south. No change to this zoning at this time. This site is required to facilitate any future expansion of the adjoining long established employment use and to allow for the future clustering of employment uses in the area.
Three	Fermoy MD Fermoy FY-GC-10	FY-GC-05 (correct to FY-GC-10) Fermoy near Rathealy Road does not appear to align with the Special Area of Conservation (SAC) boundary. Consider revising to ensure	Noted. Amendment to be made to map. Extend FY-GC-10 to include the land with the SAC is zoned for Green Infrastructure. Proposed amendment No 3.1.4.7

Figure 1.7: Example of Development Plan team Response to SEA Recommendations

Changes to Zoning and/or Boundaries

- 3.1.17 The second way SEA influenced the plan was through changes to site zonings and boundaries. As discussed above, due to the SFRA alone there were 29 re-zonings to land as Green Infrastructure amounting to approximately 149.5 hectares of additional Green Infrastructure for the County and there were 15 instances where the Greenbelt was extended to include land at risk of flooding. SEA also influenced zoning changes in the Plan whereby woodland areas and other areas of biodiversity value have been zoned as green infrastructure.
- 3.1.18 The SEA also influenced boundary changes to sites whereby green infrastructure zonings were extended to include riparian areas or areas of biodiversity value. In other cases, residential zoning boundaries that overlapped with SPA and SAC boundaries were revised to not encroach the boundaries of EU designated sites (and such sites were zoned green infrastructure where they were located within settlements). Examples of zoning changes that occurred in the Plan arising from SEA is shown in Figures 1.8- 1.10 below.

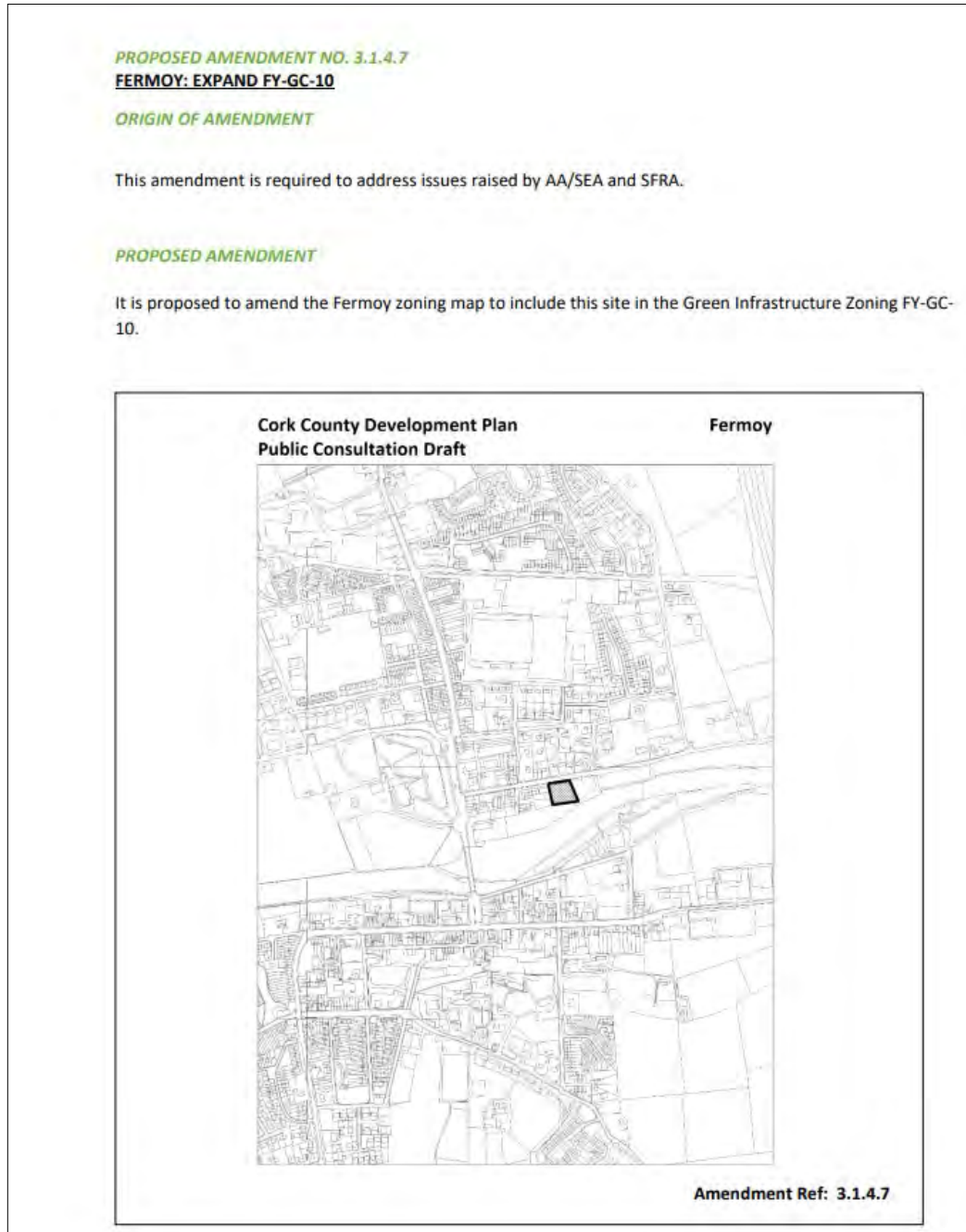


Figure 1.8: Example of zoning change arising from SEA

3.1.19 Two examples of types of boundary changes that arose from SEA are also shown in Figure 1.9 and 1.10 below.

PROPOSED AMENDMENT NO. 3.1.11.3

CONNA: OMIT LAND FROM DEVELOPMENT BOUNDARY

ORIGIN OF AMENDMENT


This amendment is required to address issues raised by SEA.

PROPOSED AMENDMENT

It is proposed to amend the boundary of Conna to omit the land below from the development boundary.

**Cork County Development Plan
Public Consultation Draft**

Conna



Amendment Ref: 3.1.11.3

Figure 1.9: Example of boundary change arising from SEA

PROPOSED AMENDMENT NO. 4.3.4.10

YOUGHAL: AMEND SITE AREA OF YL-GC-20 TO INCLUDE AREA OF BALLYVERGAN MARSH.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by AA and SEA.

PROPOSED AMENDMENT

Include area of Ballyvergan Marsh pNHA as part of YL-GC-20. This area lies to the east of the Caravan Park and to the south of Claycastle Pitch and Putt.

Amend site area of YL-GC-20.



Proposed Amendment Ref: 4.3.4.10

Figure 1.10: Example of boundary change arising from SEA

- 3.1.20 In addition to the above, Notices of Motion were raised by Elected Members requesting zoning and other changes to the Development Plan at amendment stage. The majority of the Notices of Motion were related to zoning changes; either introducing a new site to be zoned or to amend a zoning objective to allow for specific forms of development. SEA/SFRA carried out a review and provided recommendations on all proposed Notices of Motion as they arose. This was coordinated and reviewed in parallel with the AA team so that Elected Members had a single environmental commentary to review before making decisions in the Council Chamber on proposed Notices of Motion. Time was a critical factor at this stage of the process as timeframes were tight, such that environmental advice was provided to Elected Members to inform their decision making. Excerpt in Figure 1.11 below from the internal SEA/SFRA and AA of Notice of Motion document

6. CLLR. KAY DAWSON

“Call on Cork County Council
(Corrin mart site) DCD346206022
Request that the lands highlighted in the submission be zoned for business use as an opportunity site for NCT centre.
Submission on page 14 of CE report Volume one part 2(b)”

AA Review: There is a hydrological linkage between this site and the Bride River via the Farran Stream. If the land is to be zoned for business use, it is recommended that an un-zoned buffer would be retained between the stream and the business use zone. AA issues could be dealt with at project level if this site were to be zoned for business uses.

SEA Review: The existing mart is located outside of the settlement boundary and zoning the site would not be appropriate. Further, Volume 1 allows for such uses to occur in the open countryside in exceptional circumstances and this allows sufficient guidance in this regard.

It should be noted that there is concern about the principle of intensifying the use and of zoning additional lands for additional services which would result in an out of town commercial cluster which would be contrary to the principles of compact growth and sustainable development. Further it is not clear that additional commercial lands are required to deliver the vision of the development plan.

Figure 1.11: Example of internal SEA and AA document on Proposed Notices of Motion relating to Zoning

3.2 Instances where Environmental Considerations were not integrated into the Plan

- 3.2.1 A number of provisions have been adopted by the Elected Members as part of the Plan that are inconsistent with SEA/SFRA recommendations and there is potential for significant adverse environmental effects to occur, including on water resources, air and climate, and human health. These are detailed in Table 1.4 below.
- 3.2.2 It is considered that these effects would be mitigated to some degree by measures providing for environmental protection and management that have been integrated into the Plan however in some instances, particularly in relation to flooding, serious concerns remain including the potential risk to life. The instances detailed in Table 1.4 below, whereby environmental considerations were not integrated into the Plan, are issues that are left outstanding and remain to be addressed satisfactorily after the plan is adopted.

Table 1.4 Instances where Environmental Considerations were not integrated into the Plan

	Topic/ Development Plan Reference	SEA Recommendation
1	Midleton MD-X-01	Significant SEA concern given the flood risk on part of this site. SEA recommended that MD-GR-03 be extended north of the railway line to incorporate the eastern portion of the MD-X-01 site subject to flooding.
2	Bandon BD-RR-02	Significant SEA concern given the flood risk on part of this site. Part of the lands proposed to be zoned as residential (i.e. a 'highly vulnerable' use) and are at risk of flooding. A Justification Test would fail by merit of the availability of alternative lands and the site is not within nor adjoining the core. Recommend that land at risk of flooding be excluded from BD-RR-02 and zoned as green infrastructure. In addition, there is concern that the local access road (L-2030-0) is not appropriate to serve a development proposal of this scale. Access options would be limited because N71 is a national road and R603 is at risk of flooding. Overall, consider retaining the existing zoning as per the draft development plan.
3	Goleen X-01	Significant SEA concern given the flood risk on part of this site. SEA recommended removing the flood risk area from the development boundary of the settlement as requested by the SFRA.

Table 1.4 Instances where Environmental Considerations were not integrated into the Plan

	Topic/ Development Plan Reference	SEA Recommendation
4	<p>Rockenham House and Curtilage</p> <p>Passage West</p> <p>Amendment reference no.4.1.4.11</p>	<p>Significant SEA concern given the flood risk on part of this site. Concern remains regarding including land within flood zone A which would only be appropriate for water compatible uses such as Green Infrastructure.</p> <p>The site is Rockenham House, a listed building (RPS 510) and its surrounding gardens with the amendment passed to extend the settlement boundary and include these lands within the development boundary of Passage West/ Glenbrook/ Monkstown as Existing Built Up Area (EBUA).</p> <p>The site supports habitats of high ecological value including woodland and wetlands. SEA recommended against zoning of the land for development and advised that should the Elected Members wish to proceed with the proposed extension of the settlement boundary, that the site would be zoned as Green Infrastructure not EBUA for development.</p> <p>The rezoning of greenfield land to EBUA will result in inconsistencies with the Core Strategy as the potential housing yield is not taken into account in the Core Strategy table in determining 'zoned land required (with additional provision)', or indeed in determining consistency with the compact growth NPO3c target. This is inconsistent with the draft DPGs, which promote a transparent and evidence-based approach to the core strategy and zoning for residential use.</p> <p>In addition, the site is part of the prominent and strategic metropolitan greenbelt – the visual and landscape impacts of residential development on this site would be of concern.</p>
5	<p>Bantry House and Gardens</p> <p>Existing Built Up Area</p> <p>Amendment reference no. 5.2.6.23</p>	<p>Significant SEA concern given the flood risk on part of this site.</p> <p>The woodland supports habitats of biodiversity value and the area adjoining the stream is at risk of flooding, as identified on the flood risk maps. SEA did not support Amendment 5.2.6.23 for the rezoning of land from Green Infrastructure BT-G-07 to Existing Residential/Mixed Residential and Other Uses in Bantry House and Gardens. There is a steep drop from the filled area down to a stream and then the land rises again steeply on the northern side of the stream to a dense woodland. Development of this site would result in the significant loss of trees and impacts on the stream that transects the site as well as potential impacts on the steep topography of the site. The EBUA zoning on these lands is not an appropriate zoning for the lands.</p> <p>As noted above with Rockenham House, the rezoning of greenfield land to EBUA will also result in inconsistencies with the Core Strategy as the potential housing yield is not taken into account.</p>
6	<p>Bantry</p> <p>BT-R-04</p>	<p>The rationale for developing Medium B at this backland location is unclear when better located serviced sites are available closer to the core. There are also concerns with flooding, (particularly along the potential access into the site), steep topography and the landscape impacts of zoning this site for residential development.</p>
7	<p>Extend the Development Boundary of Passage West/ Glenbrook/ Monkstown to zone as Existing Built Up Area.</p> <p>Amendment reference no. 4.1.4.11</p>	<p>The site supports habitats of high ecological value including woodland and wetlands. Recommend against zoning of the land for development. If it is decided to extend the settlement boundary, it is recommended that the site would be incorporated into a GI zone. Concern remains regarding need for additional lands to deliver growth envisaged by the Core Strategy. Concern remains regarding including land within flood zone A which would only be appropriate for water compatible uses such as GI. The site is part of the prominent and strategic metropolitan greenbelt – the visual and landscape impacts of residential development on the GB site would be of concern.</p>

Table 1.4 Instances where Environmental Considerations were not integrated into the Plan

	Topic/ Development Plan Reference	SEA Recommendation
8	Fernhill Urban Expansion Area CL-X-01	It is not clear that a landscaped buffer would be sufficient to create a distinction between the two settlements. Consider the use of greenbelt zoning. Creating a distinction between two settlements is a key strategic planning requirement that requires full consideration now at plan making stage. As previously advised consider zoning as green belt which is a strategic planning tool.
9	The Mart site, Corrin, Fermoy FY-X-01	The existing mart is located outside of the settlement boundary and zoning the site would not be appropriate. There is concern about the principle of intensifying the use and of zoning additional lands for additional services which would result in an out of town commercial cluster which would be contrary to the principles of compact growth and sustainable development. Further it is not clear that additional commercial lands are required to deliver the core strategy growth for Fermoy.
10	Fermoy Industrial site FY-I-05	It is not clear that additional commercial lands are required to deliver growth. Further, the subject site would not contribute to the delivery of compact growth and sustainable development due to its location outside of the settlement
11	Residential Reserve and Existing Built Up Area	<p>It is not clear that the interpretation and application of residential reserve zoning in the Development Plan is fully consistent with the NPF and RSES and has had sufficient regard to the requirements of the Draft Development Plan Guidelines for Planning Authorities 2021.</p> <p>In addition, it is not clear that accounting of land/sites within the Existing Built Up Area (EBUA) zone has had sufficient regard to the Draft Development Plan Guidelines e.g. Proposed amendment no. 3.1.4.9 that rezoned FY-R-03 in Fermoy to EBUA, Proposed amendment no. 3.1.5.8 relating to MH-R-06, proposed amendment no. 3.2.7.3 and 3.2.7.4 relating to NK-B-01. In some cases, it is not clear if there is any extant planning permissions for residential development on the site or that construction has commenced on the site e.g. proposed amendment no.4.3.3.38 that rezoned MD-I-01 in Midleton to EBUA.</p>
12	Removal from the Record of Protected Structures	It is not clear that the deletion of the Mallow Park Hotel and the Silver Dollar from the Record of Protected Structures is appropriate in the absence of a heritage report.
13	Macroom MM-R-03 Amendment 4.4.3.17	This amendment included additional zoned residential lands in the greenbelt. It is not clear that the overall quantum of residential zonings in the settlement is fully consistent with the NPF and RSES and has had sufficient regard to the Draft Development Plan Guidelines for Planning Authorities 2021. Reconsider suitability of rezoning greenbelt to residential in the south-western portion of the site having regard to the core strategy, the existing extensive vegetation cover, undergrowth and trees of ecological value on the site.
14	Macroom MM-R-04 and MM-R-05	It is not clear that these additional residential lands are required to deliver the core strategy growth for Macroom.
15	Macroom Out of town service station Paragraph 4.3.16	SEA flagged concern with amendment 4.4.3.20 that inserted text supporting out of town retail uses given the potential adverse impact this would have on Macroom Town Centre. It is noted that mitigation text has been included to address some concerns however the out of town retail remains a significant concern.
16	Killumney Ovens KO-B-01	This new zoning is located outside of the draft settlement boundary of Killumney/Ovens and it is not clear that an extension to the settlement boundary is merited for additional business lands given there would appear to be sufficient lands within the boundary.

Table 1.4 Instances where Environmental Considerations were not integrated into the Plan

	Topic/ Development Plan Reference	SEA Recommendation
17	Killumney Ovens KO-C-02	It is not clear that the proposed boundary extension to the settlement is merited for additional community zoning given there would appear to be sufficient lands within the existing draft settlement boundary to deliver a community use. Consider an alternative site for a dementia nursing home within the existing settlement boundary which would be within easy walking distance of the village centre and contribute towards compact growth and the 10-minute town.
18	Charleville CV-C-03	It is not clear that the additional lands are required to deliver the growth allocated in the core strategy. Further, the subject site by merit of its location at the edge of the settlement would not contribute to compact growth.
19	Carrigtwohill CT-R-18	Consider retaining Medium A Density as proposed in the Draft Plan given proximity of site to town centre and rail line.
20	Carrigtwohill CT-R-04	Consider retaining High Density given proximity of site to town centre and rail station.
21	Cobh CH-R-11	It is not clear that the additional residential zoning is required to deliver the growth targets set out for County Cork in the NPF and RSES.
22	Midleton MD-R-04	It is not clear that the additional residential zoning is required to deliver the growth targets set out for County Cork in the NPF and RSES.
23	Midleton MD-R-27	It is not clear that the additional residential zoning is required to deliver the growth targets set out for County Cork in the NPF and RSES.
24	Bantry BT-RR-02	This site is a well-located site close to the core and suitable for Medium B development. Consider retention of residential zoning as per Draft Plan.
25	Watergrasshill WT-B-02	Reconsider zoning. Insufficient justification for quantum of zoned land in poor location outside of settlement boundary.
26	Bandon BD-R-02	The rationale for reducing the density from Medium A to Medium B is unclear as it appears to be a suitable site for Medium A density.
27	Boundary extensions in lower order settlements: Castletownroche, Conna, Killavullen, Charleville, Bweeng, Ballycotton, Shanagarry/Garryvoe, Ballynora, Rylane / Seiscne, Upper Dripsey, Bandon, Dunmanway, Ballydehob.	Further consideration of boundary extension is recommended as it is not fully clear that the additional land area is required to deliver the core strategy growth.
28	Boundary extension in Glounthaune Amendment reference no. 4.2.8.13	Consider including caveats that protect the ecological values of the site having regard to the connection with the SAC.
29	Ballinspittle	Consider excluding the lands at risk of flooding from the proposed development boundary extension or including those lands as part of the adjacent GI zoning (GA-01).

Table 1.4 Instances where Environmental Considerations were not integrated into the Plan

	Topic/ Development Plan Reference	SEA Recommendation
30	Schull GB 1-2	Inadequate justification for extending the boundary to include this site which is located in the strategic greenbelt of Schull. Access to the site is unclear. The site supports significant hedgerow and is likely to be of ecological value. GB 1-1 zoning would be appropriate at this location to cater for genuine rural housing need whilst recognising and managing the high demand for holiday and second homes outside the development boundary of Schull.
31	Accommodation for travellers	Consider refining the spatial and land-use aspects of the Traveller Accommodation Programme to inform existing and proposed locations, land-use zoning and timelines for delivery.
32	Development in the Greenbelt Objective RP 5-16	Consider the retention of the special circumstance clause in Objective RP 5-16 as it is considered necessary and is one of the items to be closely monitored as per SEA recommendations in Chapter 19 of the Draft Plan given the potential adverse impacts of such uses in a greenbelt
33	Business in Rural Areas Objective EC 8-11 Paragraphs 8.7.5 and 8.7.6	Consider rewording of Objective EC 8-11 Rural Economy having regard to the need to encourage business within rural settlements and limiting new business in rural areas to expansion of existing business where justified – in the interests of compact growth and strengthening the rural economy and existing rural settlements in decline by creating job within towns and villages to allow more people to live and work in the same place and make it easier to use sustainable modes of transport for travel. Also reconsider Paragraphs 8.7.5 and 8.7.6 that supports development of new manufacturing and/or business facilities outside settlements. These types of uses should be directed into settlements.

CHAPTER 4
INFLUENCE OF
SUBMISSIONS
AND
OBSERVATIONS

4 Influence of Submissions and Observations

4.1 Consultation Methodology

- 4.1.1 Statutory consultation was undertaken with the environmental consultees for SEA. Issues raised were used to inform the overall scope and context of the environmental assessment. Non-statutory public consultation was undertaken at the scoping stage and this stakeholder feedback also helped to shape the environmental assessment. Subsequently, the SEA Environmental Report, the Natura Impact Report (from the Appropriate Assessment process), and the draft Development Plan were put on wider display. The public consultation phase on the Environmental Report ran concurrent with that of the Draft Plan from 22 April 2021 to 01 July 2021 and 7 submissions were received in relation to the SEA Environment Report. This included submissions from the public and environmental authorities such as the Environmental Protection Agency. The submissions informed amendments to Volume 1 of the Draft Plan and a later addendum to the SEA Environment Report. A public webinar for consultation on the Draft Plan was also held on 26th May 2021 including a questions & answers session.
- 4.1.2 All changes to policies and actions comprising material amendments to the Development Plan were screened/assessed by the SEA/SFRA and AA teams to determine if they would result in significant effects prior to finalisation of the Development Plan.

4.2 Principal Issues and Recommendations from Submissions/Observations

- 4.2.1 A summary of the submissions received in relation to SEA at Draft Plan stage, and the actions that resulted from those submissions, are summarised in Table 1.5 below and at amendment stage in Table 1.6.

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage	
Interested Party	Carol Harpur
DCDP346094020	DCDP346094020
Submission Summary	<p>Currently two major crises should take precedence across all plans and programmes, the climate crisis and biodiversity collapse.</p> <p>The SEA lacks baseline information on climate change indicators such as greenhouse gas emissions. This should include emissions by sector for the county. The SEA does not clearly indicate the impact of the Plan towards meeting our greenhouse gas emissions obligations. An examination of GHG emissions through both spatial and consumption-based approach would provide a better understanding and help decision makers and guide the overall approach of the CDP. Reference is made to the ESPON QGasSP project to produce a digital tool to better consider GHG mitigation in land use planning.</p> <p>The submission considers that noise is not adequately addressed or mitigated in the Plan and the SEA has not clearly indicated how the Plan will impact citizens in terms of noise pollution. Noise modelling is required.</p> <p>SEA should provide alternative scenarios for public debate and ensure the best environmental options are clear for the public and decision makers. The SEA consideration of alternatives is inadequate and does not consider the economic impacts of the plan or the large industrial/commercial zonings. The alternatives do not factor in greenhouse gas emissions arising from the Cork Harbour Economy Strategy. Other alternatives should be included such as a low growth scenario.</p> <p>A much more thorough analysis should be provided in Chapter 6 of the SEA. If time resource is a problem, then outside consultants should be engaged to complete this process satisfactorily. The analysis of Chapter 8 is inadequate and is not sufficient for decision-makers or the public.</p> <p>Analysis of zoned land close to Cork Harbour and sensitive water-bodies in Cobh MD should be completed and a recommendation should be included to provide a suitable buffer zone between all commercial/industrial sites and the Cork Harbour SPA.</p>

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. Lack of baseline data and assessment including greenhouse gas emissions. 2. Noise impacts not adequately addressed in the Plan. 3. Alternatives not adequately considered. 4. Inadequate analysis and assessment of effects of the Plan, especially the economy chapter. 5. Analysis of Cork Harbour zoned land should be undertaken, and a buffer put in place between all commercial/industrial sites and the Cork Harbour SPA.
<p>Chief Executive's Response</p>	<ol style="list-style-type: none"> 1. It is recognised that there are significant data gaps in the biodiversity baseline, and these are identified in the Plan in the Strategic Environmental Assessment baseline. Data collection and collation is on-going, and the Planning Authority will continue to work with other organisations and agencies which are relied upon for much of the data. Objective BE 15-1 commits to implementation of the County Biodiversity Action Plan which will likely include objectives relating to biodiversity data collection at a local level. Zoning objectives were informed by protected sites data and detailed habitat mapping completed by the Council for the purpose of informing plan policy. The Planning Authority is awaiting national guidance to inform more detailed carbon budgets and climate targets and indicators at local level. See also Biodiversity Key Issues (baseline and monitoring) in Volume 1 of Chief Executive's S.12(4) report. 2. Noise impacts were assessed on a strategic basis in the Strategic Environmental Assessment in Volume 6. Noise policy is set out in Section 15.11 of the Plan and Objective BE 15-3 supports the implementation of the Noise Action Plans prepared for the Cork County area, including its associated mitigation. As a policy response, it is recognised that Objective BE 15-13 could be expanded to better protect any new noise-sensitive developments (such as residential developments) from noise impacts and amendments are recommended in this regard. 3. Reasonable alternatives were considered as part of the Strategic Environmental Assessment of the Plan. The alternatives considered in Section 5 of the Environmental Report in Volume 6 are considered to be reasonable, realistic, capable of implementation and of an appropriate strategic level. The assessment highlighted the significant parameters and legislative requirements already in place that had to be complied with, such that consideration of alternatives was significantly constrained due to a much more robust and detailed hierarchical planning policy framework (i.e. the requirement to comply with the policies and objectives of the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region and other National Guidelines). Likewise, consideration of a do-nothing alternative was not considered reasonable or realistic having regard to the NPF, RESES and the key role of Cork in achieving balanced regional development. 4. The Strategic Environmental Assessment of the Plan considered likely significant effects on the environment using Strategic Environmental Objective codes. The assessment was done on a chapter basis, looking at the key provisions of each chapter (i.e. individual objectives and the supporting text), the expected outcome of implementing the chapter and the implications for the environment. 5. In general, zoning objectives for industrial and commercial sites on lands adjoining or proximal to the Cork Harbour Special Protection Area (SPA) include requirements to provide buffering or screening between developed lands and the SPA. This includes zoning objectives for industrial and commercial lands at Little Island, Ringaskiddy, Marino Point, Carrigtwohill and Carrigaline. In addition, the proximity of each of these settlements is acknowledged in the General Objectives for the settlements and it is stated that new development within the settlements should be sensitively designed and planned to provide for the protection of the harbour and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives, and with environmental, biodiversity and landscape protection policies. Following a review of all zoning objectives for the harbour on foot of this submission, it was found that specific reference to the Cork Harbour SPA was absent from the zoning objectives for two industrial sites at Whitegate/Aghada (Site reference WG-I-04 and WG-I-06 in Volume 4 of the Plan). In order to ensure consistency with other similarly zoned land around the harbour, it is recommended that the objectives for these zones would be amended to recognise its location near the SPA.

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Amendment to Objective BE 15-13(a) to give careful consideration to the location of noise-sensitive developments so as to ensure they are protected from major noise sources where practical. Amendment No. 1.15.15. 2. Amendment to zoning objectives WG-I-04 and WG-I-06 in Volume 4 of the Plan. Amendment No. 4.3.8.8. and Amendment No. 4.3.8.9.
Interested Party	Councillor Alan O'Connor
DCDP346172351	DCDP346172351
Submission Summary	<p>The submission seeks a quantitative assessment of climate impact (Carbon/GHG assessment) in the SEA or at least outline why it has or hasn't been done, what it would involve and justify a non-quantitative approach.</p> <p>Consideration of the broader impacts of light pollution on ecosystems in Volume 6 is also requested.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. GGHG emissions and climate change monitoring 2. Light pollution and impacts on ecosystems
Chief Executive's Response	<ol style="list-style-type: none"> 1. It is recognised that there are significant data gaps in the biodiversity baseline, and these are identified in the Plan in the Strategic Environmental Assessment baseline. Data collection and collation is on-going, and the Planning Authority will continue to work with other organisations and agencies which are relied upon for much of the data. The Planning Authority is awaiting national guidance to inform more detailed carbon budgets and climate targets and indicators at local level. See also Biodiversity (baseline and monitoring) Key Issues in Volume 1 of Chief Executive's S.12(4) report. 2. See Biodiversity (light pollution) Key Issue in Volume 1 of Chief Executive's S.12(4) report.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Add text to Section 15.11.3 to recognise and manage dark sky assets in the County. Amendment No. 1.15.14 2. Amendment to Objective BE 15-13 (c) to include Dark Sky principals. Amendment No. 1.15.16 3. Amendment to Objective BE 15-13(d) to ensure the new lighting guidelines also considers impacts of public lighting on unpolluted night skies. Amendment No. 1.15.17 4. Cross reference to Chapter 15 light pollution policies in Chapter 3 and 10. Amendment No. 1.3.3 and Amendment No. 1.10.12

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

Interested Party	Department of Agriculture, Food and the Marine, Environmental Coordination Unit, Climate change & Bioenergy Policy Division
DCDP346455033	DCDP346455033
Submission Summary	<p>The Department welcomes the support of fishing and associated infrastructure/activities etc. in Volume 1.</p> <p>Text alterations/edits are requested as follows:</p> <ul style="list-style-type: none"> • Page 128 of Volume 1 and page 1915 of Volume 6: To recognise that the Common Fisheries Policy supports sustainable fishing for a long-term stable food supply. • Page 133 paragraph 7.6.2 of Volume 1: To recognise that the Minister will retain responsibility of consents on the foreshore. • Page 36 of Volume 6: To list the Common Fisheries Policy as a relevant plan/programme/policy. <p>The Department also questions the text on page 99 of Volume 6 as the Department is not aware of any discharges allowed under the Fisheries Act.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Page 128 of Volume 1 and page 1915 of Volume 6: To recognise that the Common Fisheries Policy supports sustainable fishing for a long-term stable food supply. 2. Page 133 paragraph 7.6.2 of Volume 1: To recognise that the Minister will retain responsibility of consents on the foreshore; 3. Page 36 of Volume 6: To list the Common Fisheries Policy as a relevant plan/programme/policy. 4. Text on page 99 of Volume 6 as the Department is not aware of any discharges allowed under the Fisheries Act.
Chief Executive's Response	<ol style="list-style-type: none"> 1. Chapter 7 the Plan recognises the adaptation of the fishing industry to changes resulting from the Common Fisheries Policy will be a challenge. Amendments to paragraph 1.7.3 are recommended to include recognition of the Common Fisheries Policy. In addition, it is recommended that the SEA be amended (as an addendum to the Environment Report) to include the Common Fisheries Policy as a relevant piece of policy. 2. This paragraph has now been deleted from the Plan having regard to the publication of the Maritime Area Planning Bill on the 9th of August i.e. the information in paragraph 7.6.2 will be superseded and it is better to remove it from the Plan in the interests of clarity. 3. The Common Fisheries Policy will be listed as a relevant plan/programme/policy in Volume 6 as an addendum to the Environment Report. 4. The text in Paragraph 3.5.52 referring to discharges under the Fisheries Act will be deleted as an addendum to the Environment Report.
Chief Executive' Recommendation	<ol style="list-style-type: none"> 1. Delete Paragraph 7.6.2 of Chapter 7 Volume 1. Amendment No. 1.7.10 2. Add text to Paragraph 1.7.3 to include recognition of the Common Fisheries Policy. Amendment No. 1.7.9 3. Addendum to the Strategic Environmental Assessment Environment Report to list the Common Fisheries Policy as a relevant plan/programme/policy. 4. Addendum to the Strategic Environmental Assessment Environment Report to delete reference to the Fisheries Act in Paragraph 3.5.52.

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

Interested Party	Environmental Protection Agency
DCDP344663095	DCDP344663095
Submission Summary	<p>The Development Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.</p> <p>The Development Plan would benefit from including an objective that promotes consideration of RSES Objective RP079 for a similar initiative in Cork Harbour as the Shannon Integrated Framework Plan initiative.</p> <p>Likely significant effects should be linked to mitigation measures and ensure that the Development Plan includes clear commitments to implement the mitigation measures.</p> <p>Monitoring measures need to be more detailed including flexibility to react to unforeseen adverse impacts, monitoring of cumulative, positive and negative effects, and details of the data sources, frequency and responsibilities associated with monitoring.</p> <p>Advice on future amendments to the Plan, the SEA statement and consultation requirements are also provided by the EPA. Overall, refer to the EPA guidance document “SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources” (2021 Version 1.13) attached to the submission and incorporate the relevant recommendations in finalising and implementing the Development Plan. Furthermore, take into account the recommendations, key issues and challenges described in the EPA’s State of the Environment Report Ireland’s Environment – An Assessment 2020 (EPA, 2020).</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Include an objective that promotes consideration of RSES Objective RP079 for a similar initiative in Cork Harbour as the Shannon Integrated Framework Plan initiative. 2. Likely significant effects should be linked to mitigation measures and ensure that the Development Plan includes clear commitments to implement the mitigation measures. 3. Monitoring measures need to be more detailed including flexibility to react to unforeseen adverse impacts, monitoring of cumulative, positive and negative effects, and details of the data sources, frequency and responsibilities associated with monitoring.
Chief Executive's Response	<ol style="list-style-type: none"> 1. The Plan recognises that future development of Cork Harbour needs to be planned for in a balanced, holistic way. The policies and objectives of the Draft Plan are considered to be sufficient and appropriate in the context of RSES Objective RP079. Objective EC-8-1 a states that it is the intention to ‘Promote Cork Harbour as a unique and strategic asset in the County Metropolitan Cork Strategic Planning Area and the Region and seek investment in the sustainable development of projects that will strengthen the potential for Cork Harbour to continue its role as a key economic driver within the region while also ensuring the need to balance the desire for growth and development with the need to protect natural and other (built and cultural) heritage, residential amenity and environmental assets through the implementation of Integrated Coastal Zone Management. Objectives EC-8-1 B and C also refer to the sustainable future management of different uses in the Cork Harbour area and state that consideration will be given to the most appropriate policy approach in managing the future development of the Cork Harbour Economy. Furthermore, Objective MCI 7-3 in Chapter 7 Marine, Coastal and Islands supports the development of an integrated approach to coastal zone management in Ireland generally and in particular to foster the application of this concept in appropriate coastal zones throughout the County including Cork Harbour. 2. The effects and mitigation could be better linked in the environment report and will be considered as an addendum to the Environment Report. 3. An addendum to the Environment Report is recommended to revise the monitoring measures particularly for biodiversity.

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

<p>Chief Executive's Recommendation</p>	<ol style="list-style-type: none"> 1. Consider Addendum to the Strategic Environmental Assessment Environment Report to include additional information linking effects with mitigation. 2. Consider Addendum to the Strategic Environmental Assessment Environment Report to revise the monitoring measures.
<p>Interested Party</p>	<p>Geological Survey Ireland</p>
<p>DCDP344685109</p>	<p>DCDP344685109</p>
<p>Submission Summary</p>	<p>Geological Survey Ireland (GSI), a division of the Department of the Environment, Climate and Communications directs readers to their website to view geological data for use in the SEA and Development Plan. This includes geothermal suitability maps, physiographic units map data, Tellus, INFOMAR, Marine and Coastal Unit datasets, coastal vulnerability mapping, historic mines and the Active Quarries, Mineral Localities and the Aggregate Potential maps.</p> <p>The submission supports Objective BE15-2, Objective EC 8-13 and the commitment to protect geological features in Volume 1. In addition, groundwater protection in Chapter 11 and reference to geological sites in the SEA Volume 6 are welcomed.</p> <p>It is recommended that County Geological Sites are identified in the Development Plan. These sites are being audited over a 3 year period, starting with the North Cork Divisional area in 2021. Specific policy wording for County Geological sites is recommended.</p> <p>The submission seeks to support geology as a tourism asset and Cork County Council is encouraged to use the county geological heritage audit information (once completed) and make it easily available to the general public.</p> <p>It is requested that the Stone Built Ireland project (which documents building and decorative stone in Ireland) be used to inform the Architectural Heritage section in Chapter 16 of the Development Plan. Other uses of the database that should be recognised include assisting the local authority with Section 57 Declarations and assisting the public in complying with part 4 of the Planning and Development Act 2000.</p> <p>It is recommended that GSIs Geothermal Suitability maps and documents be used as part of the renewable energy chapter in the Development Plan. In addition, geothermal mapping can be used to inform heat pump design/selection.</p> <p>It is requested that mineral resources and potential resources as a material asset should be explicitly recognised within the environmental assessment process.</p> <p>The submission draws attention to baseline geochemistry datasets available on the GSI website. Geophysical datasets are also available as part of the Tellus programme. It is requested that the Geochemistry and Geophysical datasets be used in the Soils and Geology section of Volume 6 SEA Report and in Section 15.9 'Soil' in Volume 1.</p> <p>West Cork has a number of historic Copper Mines. It is recommended that the Council use the historic mines dataset on the EPA website to inform policy in these areas. Historic mines have been mapped and categorised according to the risks posed to human and animal health and the environment.</p> <p>It is recommended that the Council use GSIs physiographic units map data in relation to Chapter 14: 'Green Infrastructure and Landscape' which was produced in support of the actions to be implemented in National Landscape Strategy for Ireland 2015 – 2025.</p> <p>It is recommended that the Council use GSIs Marine and Coastal Unit datasets including the INFOMAR maps to identify shipwrecks for tourism as many ships were lost close to the coast and have engaging human interest stories.</p> <p>GSI is currently undertaking coastal vulnerability mapping which show coastal areas susceptible to the adverse impacts of sea-level rise. They are index-based maps offering an easy visual representation of sensitive coastal areas to enable coastal managers to prioritize or concentrate efforts on adaptation. The Council is requested to use this dataset for the SEA and Chapter 7 'Marine, Coastal and Islands', Chapter 10 'Tourism', Chapter 12 'Transport and Mobility' and Chapter 17 'Climate Action' and in particular, objectives 'MCI 7-1: National and Regional Marine Planning Policy', 'MCI 7-3: Integrated Coastal Zone Management', 'MCI 7-4: Coastal Protection' and 'MCI 7-5: Marine Leisure'.</p>

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

<p>Principal Issues Raised</p>	<ol style="list-style-type: none"> 1. Identify County Geological Sites on a map and provide policy on these sites in the Development Plan. 2. Support geology as a tourism asset and use the county geological heritage audit information (once completed) and make it easily available to the general public. 3. Reference the Stone Built Ireland project in Chapter 16 and use it to inform policy. Recognise other uses of the GSI database including assisting the local authority with Section 57 Declarations and assisting the public in complying with part 4 of the Planning and Development Act 2000. 4. Use GSIs Geothermal Suitability maps and documents as part of the renewable energy chapter in the Development Plan. In addition, geothermal mapping can be used to inform heat pump design/selection. 5. Mineral resources and potential resources as a material asset should be explicitly recognised within the environmental assessment process. 6. The submission draws attention to baseline geochemistry datasets available on the GSI website. Geophysical datasets are also available as part of the Tellus programme. It is requested that the Geochemistry and Geophysical datasets be used in the Soils and Geology section of Volume 6 SEA Report and in Section 15.9 'Soil' in Volume 1. 7. West Cork has a number of historic Copper Mines. Use the historic mines dataset on the EPA website to inform policy in these areas. Historic mines have been mapped and categorised according to the risks posed to human and animal health and the environment. 8. Use GSIs physiographic units map data in relation to Chapter 14: 'Green Infrastructure and Landscape' which was produced in support of the actions to be implemented in National Landscape Strategy for Ireland 2015 – 2025. 9. Use GSIs Marine and Coastal Unit datasets including the INFOMAR maps to identify shipwrecks for tourism as many ships were lost close to the coast and have engaging human interest stories. 10. GSI is currently undertaking coastal vulnerability mapping which show coastal areas susceptible to the adverse impacts of sea-level rise. They are index-based maps offering an easy visual representation of sensitive coastal areas to enable coastal managers to prioritize or concentrate efforts on adaptation. The Council is requested to use this dataset for the SEA and Chapter 7 'Marine, Coastal and Islands', Chapter 10 'Tourism', Chapter 12 'Transport and Mobility' and Chapter 17 'Climate Action' and in particular, objectives 'MCI 7-1: National and Regional Marine Planning Policy', 'MCI 7-3: Integrated Coastal Zone Management', 'MCI 7-4: Coastal Protection' and 'MCI 7-5: Marine Leisure'.
--------------------------------	---

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

<p>Chief Executive's Response</p>	<ol style="list-style-type: none"> 1. Objective BE 15-2 seeks to recognise the value of protecting geological features of local and national interest. It is recommended to include additional text in Objective BE 15-2(d) and Paragraph 15.3.10 to provide better protection for Geological Sites in the County. 2. Section 10.9 of the Plan supports heritage tourism which includes natural sites. Amendments are recommended to Objective BE 15-2(d) and Paragraph 15.3.10 to recognise as part of the Irish Geological Heritage Programme that there is currently a process underway of auditing the Geological Sites of County Cork. In anticipation of the completion of this work in the lifetime of the Plan, the Planning Authority will seek to protect and maintain the conservation value of such sites from inappropriate development. 3. It is recommended that the Stone Built Ireland project be recognised and valued in Paragraph 16.3.20 of the Plan. 4. Amendments are recommended to Paragraph 13.4.4 to commit to preparing a renewable energy strategy for the County during the lifetime of the Plan. The GSIs Geothermal Suitability maps and documents will be used in the preparation of a renewable energy strategy for the county. 5. The submission seeks that mineral resources and potential resources as a material asset are explicitly recognised within the environmental assessment process. The Strategic Environmental Assessment (SEA) of the Plan considered impacts on mineral resources under the umbrella of 'material assets' which was sufficient to consider the plans impacts on mineral resources. SEA was carried out on all chapters and included assessment of key provisions i.e. individual objectives and the supporting text, the expected outcome of implementing the chapter and the implications for the environment. SEA of Objective EC 8-13 Safeguarding Mineral Reserve, including mitigation measures such as the preparation of a Minerals Strategy to support a sustainable extractive industry, was carried out. 6. The submission draws attention to baseline geochemistry and geophysical datasets available on the GSI website as part of the Tellus programme. It is recommended that the SEA be updated to include reference to GSI Geochemistry and Geophysical data sets including Tellus data. 7. Historic mines have already been included in the Draft Plan, including the Allihies Coppermine. See Chapter 16, Industrial and post Medieval Archaeology, Paragraphs 16.2.13 – 16.2.16 and Objective HE 16-6. The GSI mines data source will be added to the baseline data sets for SEA as an addendum to the Environment Report. 8. The Planning Authority will use GSIs physiographic units map data as a key tool in assisting a review and update of the Draft Cork County Landscape Strategy following publication of a National Landscape Character Assessment (as set out in Objective GI 14-11). 9. The Plan provides policy on shipwrecks in Section 16.2.1 and Objective HE 16-3 of the Plan whilst Objective TO 10-4 (b) supports activity related marine tourism and Objective TO 10-5 protects cultural heritage features that form the resources on which the County's tourist industry is based. 10. Coastal Vulnerability Mapping appears to be in its first phase of mapping (2019-2021) which maps areas from north Co. Louth to Co. Wexford and does not include County Cork. Once coastal vulnerability mapping is available, these will be considered including any amendments required to the Plan.
-----------------------------------	--

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage

Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Amendment to Objective BE 15-2(d) to adequately recognise and protect geological heritage sites as they become notified to the Planning Authority. Amendment No. 1.15.4 2. Add text to Paragraph 15.3.10 to recognise the Irish Geological Heritage Programme and geological sites in the County. Amendment No. 1.15.3. 3. Add text to Paragraph 16.3.20 to recognise and use Stone Built Ireland project data and guidance. Amendment No. 1.16.25 4. Addendum to the Strategic Environmental Assessment Environment Report to reference Geological Survey Ireland's Geochemistry and Geophysical data sets including Tellus data and mines.
Interested Party	Green Party Cork South West
DCDP346292129	DCDP346292129
Submission Summary	<p>It is recommended that a dedicated website with a social media presence be setup for the lifetime of the Development Plan with published baselines, qualifiable objectives and metrics, along with regular progress updates throughout the 6 years. Baseline data should be updated annually or bi-annually. These recommendations are required to engage more meaningfully with the public and deliver transparency and accountability as well as meeting our EU obligations. It is also recommended that reports by other organisations regarding the performance of Cork County Council be published on the website and social media channel.</p> <p>Detailed reference is also made to the Department's guidance on local area plans for local authorities, the EPAs 2015 guidance document on integrating climate change into SEA, the Local Government Management Agencies Profile of Local Government Climate Actions in Ireland 2020 report and key EU Directives under which the plan will operate.</p> <p>The benefits to the County in implementing the recommendations are also outlined.</p>
Principal Issues Raised	<ol style="list-style-type: none"> 1. Social media and website for information and progress updates. 2. Baseline data and monitoring results to be published and made available.
Chief Executive's Response	<ol style="list-style-type: none"> 1. Communication improvements with the public, including websites, social media accounts etc. is a matter for the wider organisation and is outside of the remit of the County Development Plan. The Planning Authority will improve on reporting by establishing a strong, frequent and ongoing monitoring system for the Plan as a permanent function, in line with the Draft Development Plan Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage August 2021. 2. See Biodiversity Key Issues in Volume 1 of this report.
Chief Executive's Recommendation	<ol style="list-style-type: none"> 1. Add new paragraph after Section 19.9.3 to commit to a stronger monitoring regime and revising the biodiversity monitoring targets and indicators in the Strategic Environmental Assessment. Amendment No. 1.19.6

Table 1.5: Submissions received in relation to SEA at Draft Plan Stage	
Interested Party	Waste Policy and Resource Efficiency Division in the Department of Environment, Climate and Communications.
DCDP329741571	DCDP329741571
Submission Summary	The Department of the Environment, Climate and Communications advises Cork County Council to consult directly with their respective Regional Waste Management Planning Office regarding development of the final plans.
Principal Issues Raised	No principal issue raised
Chief Executive's Response	N/A
Chief Executive's Recommendation	N/A

Table 1.6: Submissions received in relation to SEA at Amendment Stage	
Interested Party	Corporate Support Unit Department of the Environment Climate and Communications
Ref. No.	PADP401357213
Submission Summary	<p>The Department of the Environment Climate and Communications notes that the revised Climate Action Plan 2021 has been published and request that the Council considers updating proposed amendment no. 1.1.1 to reflect same.</p> <p>Department officials can make themselves available for a discussion or to provide support to the County Council in areas such as Climate Action, Engagement and Adaptation, the Circular Economy, energy Generation and Networks, energy Use / Demand in the Built Environment, communications, Environmental Policy and Governance, Waste and Natural Resources.</p> <p>Geological Survey Ireland is pleased to see a number of amendments that include references to comments made in GSIs previous submissions. Proposed amendment No. 1.15.3, 1.15.4 and SEA Amendment No. 3 are welcomed.</p> <p>Geological Survey Ireland's relevant Datasets are attached at the end of the submission.</p>
Chief Executive's Response	<p>A non-material change is recommended to Proposed Amendment 1.17.2 as a consequential update following publication of National Climate Action Plan.</p> <p>The planning authority welcomes engagement with Department officials for support in areas such as Climate, Energy and Waste.</p>
Chief Executive's Recommendation	A non-material amendment to Proposed Amendment 1.17.2 following publication of National Climate Action Plan.

Table 1.6: Submissions received in relation to SEA at Amendment Stage

Interested Party	Environmental Protection Agency
Ref. No.	PADP396852546
Submission Summary	<p>The EPA provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. These should be considered, as appropriate and relevant to the Amendments.</p> <p>Sustainable Development</p> <ul style="list-style-type: none"> • Ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan; • Align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans; and • Ensure the Plan is consistent with key relevant higher-level plans and programmes. <p>Likely Significant Effects</p> <ul style="list-style-type: none"> • Where the SEA has identified any Amendments as having potential for likely significant environmental effects or which conflict with national environmental or planning policy, clear justification should be given for proceeding with those alterations. • The Plan, prior to its adoption, should also consider and integrate the recommendations of the SEA. <p>Once the Plan is adopted/made, it is advised that an SEA Statement be prepared as per Article 9 of SEA Directive (2001/42/EC) and sent to any environmental authority consulted during the SEA process. .Guidance on preparing SEA Statements is available on the EPA website.</p>
Chief Executive's Response	<p>The planning authority has considered the EPA guidance 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' as part of its SEA of the amendments. This includes the sustainable development actions listed and the likely significant effects on the environment. An SEA Statement will be prepared as per Article 9 of the SEA Directive.</p>
Chief Executive's Recommendation	<p>No further action required.</p>





CHAPTER 5
**ALTERNATIVES
AND SELECTED
SCENARIO**

5 Alternatives and Selected Scenario

- 5.0.1 Selection of alternatives was significantly shaped by the requirement to comply with the policies and objectives of the National Planning Framework, RSES and other National Guidelines. Likewise, consideration of a do-nothing alternative was not considered as it was not reasonable or feasible for a County Development Plan scenario.
- 5.0.2 GIS maps and the Environmental Sensitivity Maps fed into the assessment of alternatives through highlighting the overall vulnerability of the county using different indicators which served to inform the development and ultimate selection of the preferred option. The ESM output was used to provide a useful guide in considering the strategic alternatives. Alternatives were derived based on a combination of planning and environmental factors for each component.

5.1 Alternatives Considered

- 5.1.1 Alternative scenarios were considered during the drafting process for the preparation of the Cork County Development Plan 2022. Each scenario was prepared having regard to Ministerial Guidelines, the National Planning Framework, and the Regional Spatial & Economic Strategy for the Southern Region, including its population targets, and the key aims of the County Development Plan as set out in the Section 11 Consultation Document. Any scenario that runs counter to these higher-level plans would not be reasonable and has not been considered as part of the Environmental Assessment process. At local level, the alternatives also had to be considered within the planning framework of Cork County Councils self-defined 'strategic planning areas'. As such, the Council have divided the county into four Strategic Planning Areas for the purposes of planning policy. They are 1) County Metropolitan 2) Greater Cork Ring, 3) North Cork and 4) West Cork. See Figure 1.12 below.

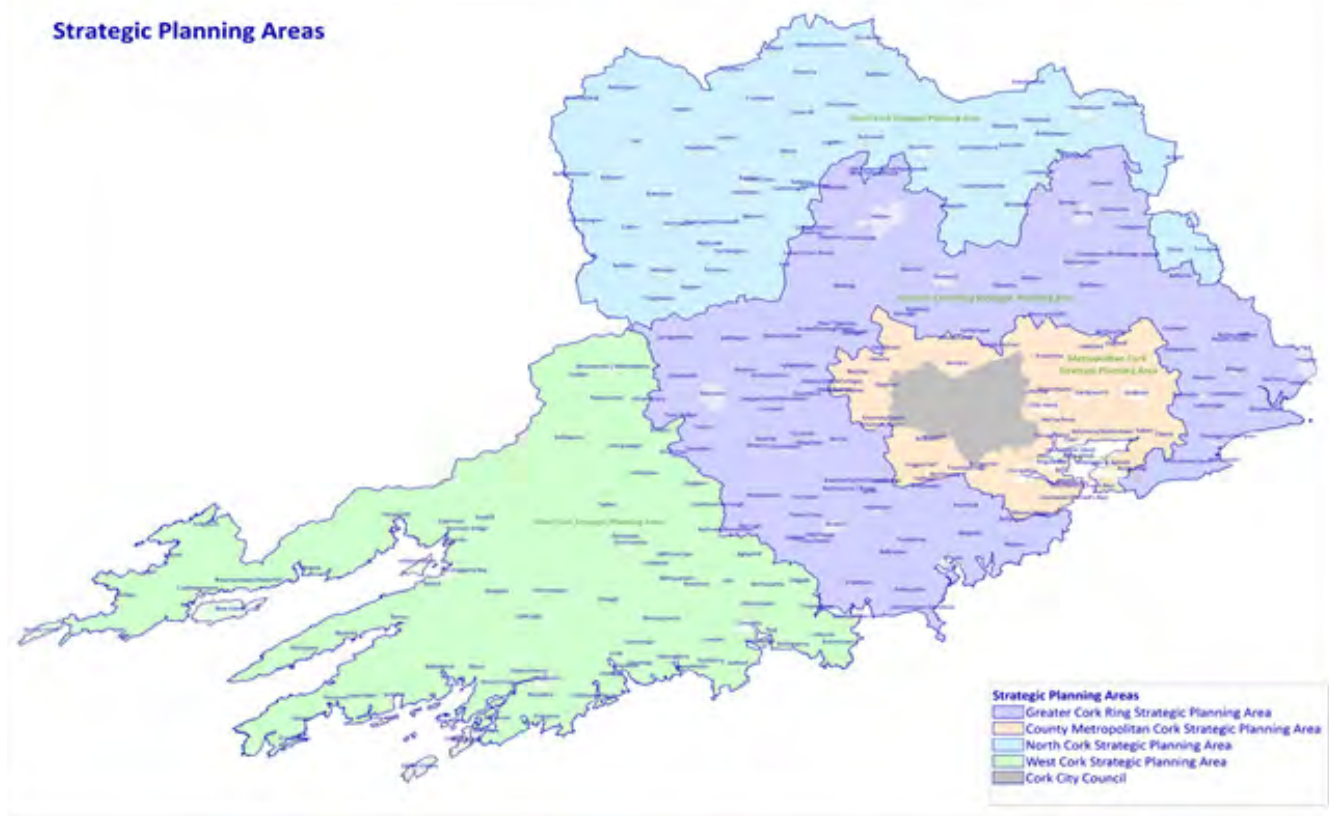


Figure 1.12: Strategic Planning Areas in County Cork.

- 5.1.2 The RSES prescribes the portion of growth that should be accommodated in the County Metropolitan Area but does not stipulate how the balance of growth in the other Strategic Planning Areas should be allocated across the County. As such, the scope for potential alternatives lies predominantly within the green, purple and blue areas of the County.
- 5.1.3 The following Development Plan alternatives have been formulated and assessed:
- Scenario 1: Balanced allocation of SPA Growth between Greater Cork Ring, North and West Cork
 - Scenario 2: Allocation of Growth to SPA's proportionately

- Scenario 3: Water and Waste Services Approach
- Scenario 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)
- Scenario 5: Ecoservices Approach.
- Scenario 6: Alternatives for Rural housing designations

ALTERNATIVES SCENARIO 1: *Balanced allocation of SPA growth between Greater Cork Ring, North and West Cork.*

- 5.1.4 This alternative proposes growth equally across the Strategic Planning Areas; namely allocating a third of the growth to each area. This scenario would see the allocation of population growth across the Greater Cork Ring, North Cork and West Cork Strategic Planning Areas allocated equally.
- 5.1.5 Growth would be promoted in accordance with a settlement hierarchy designed to pragmatically achieve compact urban growth whilst providing for the spatially balanced regeneration of rural villages. Mallow and Clonakilty, as key towns in the RSES, would be targeted for more than 30% population growth to 2040. Towns within the County Metropolitan SPA being targeted for 50% population growth over that time in accordance with the RSES. The main divergence from the Draft Plan would be that the Main Towns of the Greater Cork Ring, North Cork and West Cork Strategic Planning Areas would have growth equally distributed across all three areas.
- 5.1.6 Outside of the main towns, realistic population growth in the larger and smaller villages would be promoted, largely based on spatial locational factors, the function of the villages in serving a wider catchment area, and the availability of infrastructure. Outside of villages, one-off housing would continue to be permitted, but only if strictly in accordance with Government rural housing policy and guidelines.
- 5.1.7 Having considered Alternative 1, it would likely result in negative impacts across most environmental receptors throughout County Cork. The option would see continuing strong demand for residential development within the Greater Cork Ring given its relatively proximity to Cork City and the County Metropolitan Area. Given the level of growth allocated would be less than the likely demand this could result in even stronger demand for one off rural housing.
- 5.1.8 Settlements within North Cork and West Cork would be allocated a similar proportion of growth but may not be able to deliver on the growth allocated because of demand and infrastructure. Further, by allocating growth equally it would result in longer commute times for those who need to move outside of the Greater Cork Ring to find housing supply whilst still working within the Metropolitan area. Whilst the COVID-19 pandemic merits consideration of this alternative due to the impact it is having on commuting patterns as people work from home, it is unlikely that this change will be sustained at this level over the long term.
- 5.1.9 This development option would also present significant challenges for the provision of required infrastructure, wastewater, potable water, sustainable land use and transport and for protection of biodiversity, soils, groundwater and landscape. There would also be lesser compact growth around the Greater Cork Ring.
- 5.1.10 Alternative 1 would counter the provision of balanced services throughout the county, undermine the position of Key Towns, County Metropolitan Towns and Greater Cork Ring Towns as the highest tier settlement with county level services, for the county, and exacerbate sustainable transport and climate change initiatives. Alternative 1 is not a desirable environmental plan alternative for the Development Plan.

ALTERNATIVES SCENARIO 2: *Allocation of Growth to SPA's proportionately*

- 5.1.11 This scenario seeks to allocate growth across the Strategic Planning Areas outside County Metropolitan Cork which as discussed above is already guided by the RSES, according to their existing population (Census 2016) and proportionately according to their current population target to 2022.
- 5.1.12 The County Metropolitan Area has a defined target growth population of 20,000 to 2026 which arises from the RSES which states that Cork County (in total) will uplift by 45,000 people. As set out above the population growth target for the Plan horizon year of 2028 for the County is 60,913 of which 31,286 will be in the County Metropolitan Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long-term strategic vision for Metropolitan Cork as set out in successive plans which seek to deliver growth adjacent to the rail corridor.
- 5.1.13 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 to 2026 and 29,628 to 2028, allowing the total of County Cork to grow by 45,000 people to 2026 and 60,913 people by 2028.
- 5.1.14 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, similar percentages were appropriated to these areas both as demonstrated by their past and current targets, that is to attribute 52.6% in the Greater Cork Ring, 21.7% in the North and 25.6% in the West Strategic Planning Areas.

- 5.1.15 The Draft Plan aimed for balanced sustainable and achievable growth over the large geographic area that is County Cork, while building on and seeking to leverage new potential gains from all forms of infrastructural investment. Significant housing and employment growth are targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their role, within a large rural hinterland performing unique collaborative roles as networks promoting socio-economic and cultural development.
- 5.1.16 Having considered Alternative 2, this approach was selected as the preferred option and is discussed further under 'Selected Scenario' below.

ALTERNATIVES SCENARIO 3: Water and Waste Services Approach

- 5.1.17 This scenario would place maximum emphasis on water and wastewater infrastructure, seeking to maximise integration where population and employment growth is targeted. The option seeks to focus development in the first instance in settlements with existing water and wastewater infrastructure with capacity for growth without need for enhanced and improved capacity within the lifetime of this plan. This would facilitate better use of existing infrastructure and allow additional investment in water and wastewater infrastructure in those towns lacking infrastructure to come online for future plan cycles.
- 5.1.18 Irish Water have responsibility for water services and have developed a seven-year Business Plan for the period 2015 to 2021. The plan outlines the status of the water services infrastructure across the country and identifies several investment priorities for the organisation including upgrading drinking water treatment plants and reducing leakage in the drinking water supply network; completing repairs to the sewer network, provision of new Wastewater Treatment Plants (WWTPs) to bring raw discharges to an end and providing additional capacity in the drinking water and sewer networks etc.
- 5.1.19 Table 11.3 within the Development Plan sets out the Capacity of Current Water Services Infrastructure to accommodate planned Population Growth 2020-2028.
- 5.1.20 The Key Towns of Mallow and Clonakilty are both lacking in key infrastructure and this scenario to be realistic and in accordance with higher order plans would see growth allocated here and focus be given to improving the necessary infrastructure of these towns over other settlements on the infrastructure list.
- 5.1.21 Having considered Alternative 3, it would likely result in negative impacts across some environmental receptors throughout County Cork. The option would see continuing strong demand for residential development within the Key Towns of Clonakilty and Mallow. Pressure on the delivery of necessary infrastructure for these towns would be intensified. Further, growth would be focused on a smaller number of settlements with water services capacity regardless of whether these locations have the social, economic or transport infrastructural capacity for the amount of growth envisaged by this plan and whether they are the most sustainable locations for growth. Those settlements that are not allocated any growth would stagnate and potentially never gain the necessary infrastructure required which would have a detrimental impact on the settlement hierarchy of the county.
- 5.1.22 Alternative 3 would counter the provision of balanced services throughout the county, undermine the position of the settlement hierarchy for the county, and exacerbate sustainable transport and climate change initiatives. Alternative 3 is not a desirable environmental plan alternative for the Draft Development Plan.

ALTERNATIVE SCENARIO 4: Limit growth within the Blackwater Catchment to Mallow (Key Town)

- 5.1.23 The Munster Blackwater (main channel) is included in a list of habitats of the freshwater pearl mussel. A potential significant challenge was identified in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the River Blackwater Catchment. Given Mallow's status as a key town which is located within the catchment this scenario seeks to direct growth to Mallow in accordance with higher order plans but restrict growth to other settlements within the catchment, thus allowing the water quality standards to be restored.
- 5.1.24 Having considered Alternative 4, whilst this approach would have many positive impacts on the environmental receptors of the Blackwater it would limit the potential of Mallow and the surrounding supporting settlement network to grow to the capacity and demand envisaged. Further, a detailed assessment was undertaken on the capacity of this sensitive water catchment to absorb the population increases set out in the draft plan with specific reference to the wastewater infrastructure in place to cater for this planned population growth. This study demonstrated that there was capacity for the growth allocated and thus negates the need for this scenario.

ALTERNATIVE SCENARIO 5: Ecosystems Services Approach.

- 5.1.25 This scenario would see a plan that would integrate a strategy throughout the plan for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.
- 5.1.26 Principles that would be integrated through the Plan, in a coordinated and comprehensive manner, would include:
- Consideration of natural systems – by using knowledge of interactions in nature and how ecosystems function.
 - Considering the services that ecosystems provide – including those that underpin social and economic wellbeing, such as flood and climate regulation or recreation, culture, and quality of life.
 - Involving people – those who benefit from ecosystems services and those managing them need to be involved in decisions that affect them.
- 5.1.27 Having considered Alternative 5, there would be an increased likelihood in the extent, magnitude and frequency of positive effects occurring regarding natural capital and ecosystem service issues, such as the management of air quality, noise pollution, light pollution, pollination, flood risk, water bodies and river basins and natural resources supporting energy production and recreation.
- 5.1.28 Cork Harbour is a sensitive ecosystems services environment, and the Draft Plan seeks to allocate a large proportion of residential and economic growth along with leisure uses in this area. The Rail Corridor is adjacent, and this approach advocates sustainable patterns of growth. Yet it is acknowledged through the mitigation proposed in the Draft Plan that there are sensitive environmental receptors. Whilst an ecosystems services approach may advocate a U-turn on the sustainable land use planning approach advocated since the 1970s for county Cork it currently lacks data and evidence to suggest this would be a viable alternative that would deliver such overwhelming positive impacts for the environment that couldn't be achieved by the current approach which ensures sufficient mitigation. Further, if growth were to be moved to parts of the county which lack the necessary material assets and infrastructure there would be potential negative environmental impacts.

ALTERNATIVE SCENARIO 6: Alternatives for Rural housing designations

- 5.1.29 This scenario explores options regarding rural housing designations with general objectives around rural housing within the housing chapter. This approach would allow for a full understanding of population housing allocation from settlements to rural areas be considered in the round as opposed to applying objectives separately.
- 5.1.30 Alternative 6A: Provide Rural Housing Designations for the County as set out in the County Development Plan 2014-2020
- Metropolitan Greenbelt
 - Rural Area under Strong Urban Influence and Town Greenbelts
 - Tourism and Rural Diversification Area
 - Stronger Rural Area
 - Transitional Rural Area
 - Structurally Weaker Rural Area
- 5.1.31 Alternative 6B: Provide 2 Rural Housing Designations as follows:
- Areas under strong urban influence
 - Structurally weak areas
- 5.1.32 Alternative 6C: Do not provide for Rural Housing Designations and assess all applications on their merit.
- 5.1.33 Having considered Alternative 6A, it would restrict development in rural areas that are under strong urban influence would positively impact upon the protection and management of the environment and sustainable development. The restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres.
- 5.1.34 Rural Development would be directed towards appropriate rural areas and urban development would be directed towards established settlements. This alternative would help to prevent low density urban sprawl and associated adverse effects upon sustainable mobility, climate emission reduction targets and various environmental components.

- 5.1.35 Having considered Alternative 6B, provision of two Rural Housing Designations would restrict development in rural areas that are under strong urban influence. However, it would restrict development in the rest of the county. Whilst the restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres, it would result in higher rates of one off rural housing in larger parts of the county which would in turn affect the potential of the lower order settlements in these areas negatively by limiting their potential compact growth.
- 5.1.36 Having considered Alternative 6C, not providing for Rural Housing Designations at Plan level and instead assessing all applications on their merit, would provide a less coherent and coordinated approach that would adversely impact upon the protection and management of the environment and sustainable development. The absence of restrictions would be more likely to result in increased levels of greenfield development in areas immediately surrounding existing centres and less demand for brownfield development within existing centres.

5.2 Selected Scenario

- 5.2.1 The Development Plan is based on the principles of proper and sustainable development which means that development will be promoted in accordance with appropriate international, national and regional policy and guidance. The central focus of the Core Strategy is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan. It details the anticipated population growth for the County, the expected housing demand generated and the network of settlements for the County and the role and function of the settlements.
- 5.2.2 The Core Strategy considers all aspects of what is needed to deliver sustainable communities having regard also to the availability of infrastructure, the carrying capacity of the environment and the need to support economic development. The key areas considered in the preparation of the Core Strategy for Cork County include the overall Planning Strategy and Climate Change Strategy, population, housing, retail, town centres, transport, infrastructure, employment, economic growth and the environment.
- 5.2.3 Alternative 2 represents a balanced recognition of established patterns of development in the county having regard to the requirements of the NPF and RSES. The approach provides for rural protection while allowing an appropriate level of growth within lower tier settlements. This approach works with existing and planned delivery of services infrastructure and presents the best option towards sustainable transport.
- 5.2.4 Alternative 2 supports local communities and population, supporting provision of local services and infrastructure, which assists in countering isolation without impact on surrounding environment. While having some uncertain environmental effects these can be mitigated and Alternative 2 is a balanced sustainable approach to planned development for the county as a whole. As such Alternative 2 has been selected as the basis of the preparation of the Development Plan.



CHAPTER 6
**MITIGATION
MEASURES**

6 Mitigation Measures

- 6.0.1 Where the site assessment process identified instances where the impact was uncertain or where it had been identified as having potential negative effects on the environment, mitigation measures have been formulated and integrated into Development Plan throughout the plan-preparation and SEA processes to limit or eliminate identified impacts. Mitigation measures included in Volume 1 (Chapters) are set out in Table 1.7 below.
- 6.0.2 As discussed in Section 3 above, mitigation measures introduced via revised text are peppered throughout the Development Plan, particularly in the Municipal Districts volumes. Mitigation was predominately introduced as a text change intervention/response when SEA flagged likely significant adverse effects that needed to be addressed throughout the plan making process. An example of a typical mitigation measure inserted into a Municipal District objective text arising from SEA is shown in Figure 1.13 below.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
1 Introduction	None	None	None	None
2 Core Strategy	PHH, W, ACF	BFF, L	<ul style="list-style-type: none"> Objective CS 2-3: County Metropolitan Cork Strategic Planning Area Objective CS 2-4: Greater Cork Ring Strategic Planning Area Objective CS 2-5: North Cork Strategic Planning Area Objective CS 2-6: West Cork Strategic Planning Area Objective CS 2-8 Climate Change 	<ul style="list-style-type: none"> Reconsider the adjustments applied to growth within the context of the NPF and RSES. Proposed amendment No 1.2.3 to 1.2.16. Include recognition of environmental, ecological, heritage and landscape values for Cork Harbour (as well as the allocated growth). Proposed amendment No 1.2.1. Include caveat that growth occurs within environmental limits. Proposed amendment No. 1.2.2. Readjust growth targets to Q2 2028 to align with the operational period of the County Development Plan Proposed amendment No.1.2.9 Ensure 30% growth rate is not exceeded or identify instances where it is exceeded and provide justification/rationale. Proposed amendment No. 1.2.13.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
3 Settlements and Placemaking	PHH	None	<ul style="list-style-type: none"> • Objective PL 3-1: Building Design, Movement and Quality of the Public Realm • Objective PL 3-2: Encouraging Sustainable and Resilient Places • Objective PL 3-3: Delivering Quality and Inclusive Place • Objective PL 3-4: Placemaking and The Arts • Objective PL 3-5: Rural Placemaking 	<ul style="list-style-type: none"> • Put greater emphasis on the placemaking of rural areas and villages and include reference to rural settlement patterns and the Serviced Sites Initiative. Proposed amendment No 1.3.11. • Include protection of the environment as a placemaking component and update Table 3.1 with environmental caveats. Proposed amendment No Amendment No. 1.3.5 and 1.3.6. • Include recognition of culture as a key driver for attracting people into town centres and regenerating towns and villages.
4 Housing	None	None	<ul style="list-style-type: none"> • Objective HOU 4-3: Housing for Older People • Objective HOU 4-4: Accommodation for Travellers • Objective HOU 4-5: Student Accommodation 	<ul style="list-style-type: none"> • None

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
5 Rural	BFF, S, W, MA	PHH, ACF	<ul style="list-style-type: none"> • Objective RP 5-1: Urban Generated Housing • Objective RP 5-2: Rural Generated Housing • Objective RP 5-3: County Metropolitan Cork Strategic Planning Area • Objective RP 5-4: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1) • Objective RP 5-5: Tourism and Rural Diversification Area • Objective RP 5-6: Stronger Rural Area • Objective RP 5-7: Transitional Rural Area • Objective RP 5-8: Structurally Weaker Rural Area • Objective RP 5-13: Land Uses within the County Metropolitan Greenbelt • Objective RP 5-22: Design and Landscaping of New Dwelling Houses and Replacement Dwellings in Rural Areas • Objective RP 5-23: Servicing Single Houses (and ancillary development) in Rural Area. • Objective RP 5-25: Occupancy Conditions • Objective RP 5-31: New uses for disused or derelict farm buildings. 	<ul style="list-style-type: none"> • Aim to improve baseline data on one-off rural housing and monitor the amount of one off housing being granted. Addendum to Table 8.1 of the SEA Environment Report to include a target to establish a monitoring regime, address baseline data gaps and collect new data over time. • Put greater emphasis on the placemaking of rural areas and villages and include reference to rural settlement patterns and the Served Sites Initiative. Proposed amendment No 1.3.11 and 1.4.10. • Recognise there is action needed in rural areas to protect and enhance the environment to mitigate climate change. Proposed amendment No. 1.5.9.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
6 Social and Community	MA	None	<ul style="list-style-type: none"> Objective SC 6-1: Social and Community Infrastructure Provision Objective SC 6-6: Provision of Educational Facilities in Large Residential Developments Objective SC 6-9: Cork an Age Friendly County Objective SC 6-10: Services and Infrastructure For Older Persons Strategy 	<ul style="list-style-type: none"> Seek to improve connectivity to existing Primary Care Centres and other community facilities. Emphasise the importance of social and community facilities and services being located within the boundary of settlements. Proposed amendment No. 1.6.2. Recognise that re-using and re-purposing existing buildings within settlements for schools is also an option. Proposed amendment No. 1.6.5.
7 Marine, Coastal and the Islands	None	BFF	<ul style="list-style-type: none"> Objective MCI 7-1: National and Regional Marine Planning Policy Objective MCI 7-2: Development in Coastal Areas Objective MCI 7-3: Integrated Coastal Zone Management Objective MCI 7-4: Coastal Protection Objective MCI 7-5: Marine Leisure Objective MCI 7-6: Coastal Amenities Objective MCI 7-10: Development Proposals on the Islands 	<ul style="list-style-type: none"> Commit to implementing the Bathing Waters Directive and consider the potential for increasing the number of bathing areas/outdoor swimming areas in the County. Proposed amendment No 1.7.1. Consider ecological values in managing development along the coast. Proposed amendment No. 1.7.2. Consider ecological values when assessing aquaculture activities. Proposed amendment No. 1.7.12 and 1.8.12 and 1.8.14.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
8 Economic Development	BFF, ACF	L	<ul style="list-style-type: none"> • Objective EC 8-1 Cork Harbour • Objective EC-8-2 Strategic Employment Locations • Objective EC 8-4 Economic Resilience • Objective EC 8-5 Smart Working/Remote Working • Objective EC 8-6 Seveso III Directive • Objective EC 8-7 Control of Major Accident Hazards • Objective EC 8-8 Proposals for New Establishments • Objective EC 8-9 Proposed Development Adjacent to Existing Establishments • Objective EC 8-10 Land Use Policy • Objective EC 8-11 Rural Economy • Objective EC 8-13 Safeguarding Mineral Reserves • Objective EC 8-14 Forestry 	<ul style="list-style-type: none"> • Include recognition of environmental, ecological, heritage and landscape values for Cork Harbour (as well as the allocated growth). Proposed amendment No.1.2.1. • Include caveat that growth occurs within environmental limits. Proposed amendment No. 1.2.2. • Highlight the need for employment land uses within settlement boundaries for compact growth and to reduce climate and landscape impacts. Proposed amendment No. 1.8.17.
9 Town Centres and Retail	None	None	<ul style="list-style-type: none"> • Figure 9.1 Themes and Key Principles for Successful Town Centres • Objective TCR 9-2: Vacancy and Regeneration • Objective TCR 9-3: Retail Hierarchy • Section 9.8 Retail Impact Assessment • Objective TCR 9-17: Aligning Retail Development and Transport 	None

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
10 Tourism	ACF, MA	L	<ul style="list-style-type: none"> • Objective TO 10-1: Promotion of Sustainable Tourism in County Cork • Objective TO 10-2 Wild Atlantic Way and Irelands Ancient East • Objective TO 10-4: Developing the Marine Leisure Sector • Objective TO 10-5: Protection of Natural, Built and Cultural Heritage • Objective TO 10-8: Walking/ Cycling and Greenways • Objective TO 10-10: Tourism Facilities • Objective TO 10-11: Tourist Accommodation 	<ul style="list-style-type: none"> • Recognise that protection of the landscape is required not just as a tourism asset but also for local communities. Proposed amendment No.1.10.1. • Ensure that funding applications by community groups are for appropriate and sustainable tourist developments. Proposed amendment No 1.10.2.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
11 Water Management	BFF, S, W, ACF	None	<ul style="list-style-type: none"> • Objective WM 11-1: EU Water Framework Directive and the River Basin Management Plan • Objective WM 11-2: Surface Water Protection • Table 11.2: Borehole Requirements • Objective WM 11-3: Groundwater Protection • Objective WM 11-4: Groundwater Protection Schemes and Zones • Objective WM 11-5: Discharges in Unsewered Areas • Objective WM 11-6: Protection from Agricultural Pollution • Objective WM 11-7: Climate Change • Section 11.6 Water Services Strategy • Objective WM 11-9: Wastewater Disposal • Objective WM 11-10: Surface Water and SuDS • Objective WM 11-11: River Channel Protection • Objective WM 11-12: Surface Water Management • Objective WM 11-13: Flood plains and Wetlands • Objective WM 11-14: Flood Risks – Overall Approach • WM 11-15: Development in Flood Risk Areas 	<ul style="list-style-type: none"> • Consider expanding the Sensitive Water Catchments to include the Glenbeg Lough given water abstraction challenges and sensitives in the area. Proposed amendment No 1.11.11. • Examine the assimilative capacity of other waterbodies (including Cork Harbour) as they are not fully known in terms of the capacity of various receiving waters to accommodate additional growth whilst meeting the WFD. • Provide an updated Strategic Flood Risk Assessment and justification tests for relevant sites. Proposed amendment No 1.11.1 • Place more emphasis on nature based management of surface water. Proposed amendment No 1.11.7

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
12 Transport and Mobility	BFF	-	<ul style="list-style-type: none"> • Objective WM 11-1: EU Water Framework Directive and the River Basin Management Plan • Objective WM 11-2: Surface Water Protection • Table 11.2: Borehole Requirements • Objective WM 11-3: Groundwater Protection • Objective WM 11-4: Groundwater Protection Schemes and Zones • Objective WM 11-5: Discharges in Unsewered Areas • Objective WM 11-6: Protection from Agricultural Pollution • Objective WM 11-7: Climate Change • Section 11.6 Water Services Strategy • Objective WM 11-9: Wastewater Disposal • Objective WM 11-10: Surface Water and SuDS • Objective WM 11-11: River Channel Protection • Objective WM 11-12: Surface Water Management • Objective WM 11-13: Flood plains and Wetlands • Objective WM 11-14: Flood Risks – Overall Approach • WM 11-15: Development in Flood Risk Areas 	<ul style="list-style-type: none"> • Consider expanding the Sensitive Water Catchments to include the Glenbeg Lough given water abstraction challenges and sensitives in the area. Proposed amendment No 1.11.11. • Examine the assimilative capacity of other waterbodies (including Cork Harbour) as they are not fully known in terms of the capacity of various receiving waters to accommodate additional growth whilst meeting the WFD. • Provide an updated Strategic Flood Risk Assessment and justification tests for relevant sites. Proposed amendment No 1.11.1 • Place more emphasis on nature based management of surface water. Proposed amendment No 1.11.7.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
13 Energy and Telecommunications	ACF	L	<ul style="list-style-type: none"> • Objective ET 13.2 Renewable Energy • Objective ET 13.3 Hybrid Energy Systems • Objective ET 13.4: Wind Energy • Objective ET 13.6: Acceptable in Principle • Objective ET 13.7: Open to Consideration • Objective ET 13.10: Development in line with Best Practice • Objective ET 13.11: Public Consultation and Community Support • Objective ET 13.13 Other Wind Energy Development • Objective ET 13.14: Solar Farm Development • Objective ET 13.15 Hydro Electricity • Objective ET 13.16: Ocean and Off-shore Wind Energy • Objective ET 13.17: Bioenergy • Objective ET 13.20: Building Energy Efficiency and Conservation • Objective ET 13.21: Electricity Network • Objective ET 13.22: Transmission Network • Objective ET 13.25: National Energy Hub- Whitegate • Objective ET 13.27: Carbon Emissions reduction • Objective ET 13.29: Data Centres 	<ul style="list-style-type: none"> • Include an objective supporting battery storage as a material asset for the County and factors to consider when assessing planning applications for proposed battery storage units. • Commit to providing a renewable energy strategy for the county as a key climate action. Proposed amendment 1.13.1. • Highlight the need to consider landscape air, water and other environmental protection objectives in renewable energy developments. Proposed amendment No. 1.13.2, 1.13.14 and 1.13.17.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
14 Green Infrastructure	BFF, W, MA	None	<ul style="list-style-type: none"> • Objective GI 14-1: County-wide Green and Blue Infrastructure Objective GI 14-2: Green Infrastructure Objectives for Main Towns and Settlements • Objective GI 14-3: Green Infrastructure and Development • Objective GI 14-4 – Recreation and Amenity • Objective GI 14-5: Replacement/Redevelopment of Leisure and Recreational Facilities • Objective GI 14-6 – Public/Private Open Space Provision • Objective GI 14-9: Landscape • Objective GI 14-10: Draft Landscape Strategy • Objective GI 14-11: Draft Landscape Strategy, Land Use Plans and Policy Guidance • Objective GI 14-12: General Views and Prospects • Objective GI 14-13: Scenic Routes • Objective GI 14-14: Development on Scenic Routes • Objective GI 14-15: Development on the Approaches to Towns and Village • Objective GI 14-16: Prominent and Strategic Metropolitan Greenbelt Map 	<ul style="list-style-type: none"> • Green infrastructure is only identified within settlement boundaries. Consider a county-wide map of existing and planned green and blue infrastructure. Proposed amendment No 1.14.7. • Recognise the value of water-courses and blue infrastructure assets in the County. Proposed amendment No. 1.14.8. • Address rural areas as part of the green infrastructure network as far as practicable. Proposed amendment No 1.14.9 and 1.14.18.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
15 Biodiversity and the Environment	None	None	<ul style="list-style-type: none"> • Objective BE 15-3 Local Authority plan making • Objective BE 15-4 Local Authority development and projects • Objective BE 15-6 Biodiversity and New Development • Objective BE 15-7 Control of Invasive Alien Species • Objective BE 15-8 Trees and Woodlands • Objective BE 15-9 Support for Communities and Other Stakeholders • Objective BE 15-10 Soils • Objective BE 15-11 Contaminated Land • Objective BE 15-12 Air Quality • Objective BE 15-13 Noise and Light Emissions • Objective BE 15-14 Waste Prevention and Management • Objective BE 15-16 Waste Prevention and Management: Drinking Water Treatment and/or Wastewater Treatment • Objective BE 15-17 Waste Prevention and Management 	<ul style="list-style-type: none"> • Consider revising Objective BE 15-1 in Chapter 15 to commit to revising and updating the County Biodiversity Plan. Proposed amendment No 1.15.1. • Consider an objective in Chapter 15 to use an ecosystem services approach to natural capital as a tool in measuring biodiversity and informing any planned biodiversity enhancement of lands, particularly Council owned and managed lands. Proposed amendment No 1.14.2. • RPO 127 of RSES sets out objectives for invasive species including the need to survey invasive species and coordinate responses. Consider how best to deliver a county level strategy for invasive species to survey, record and tackle invasive species. • Strengthen the biodiversity aim to enhance and improve biodiversity, not just retain and protect. Proposed amendment 1.15.6.

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
16 Built and Cultural Heritage	None	None	<ul style="list-style-type: none"> • Objective HE 16-1: County Heritage Plan • Objective HE 16-4: Zones of Archaeological Potential in Historic Towns and Settlements • Objective HE 16-5: Zones of Archaeological Potential • Objective HE 16-6 Industrial and Post Medieval Archaeology • Objective HE 16-7 Battlefield, Ambush and Siege Sites and Defensive Archaeology • Objective HE 16-9: Archaeology and Infrastructure Schemes • Objective HE 16-10: Raising Archaeological Awareness • Objective HE 16-11: Record of Protected Structures • Objective HE 16-13 Protection of Non- Structural Elements of Built Heritage • Objective HE 16-14: Areas of Special Planning Control • Objective HE 16-15: Architectural Conservation Areas • Objective HE 16-16 Vernacular Heritage • Objective HE 16-17: Historic Landscapes • Objective HE 16-18: Design and Landscaping of New Buildings • Objective HE 16-19 Village Design Statements • Objective HE 16-22: Gaeltacht Areas • Objective HE 16-23 The Arts 	<ul style="list-style-type: none"> • Consider better recognition and protection of archaeological landscapes and include such landscapes in any future review of the current Draft Cork County Landscape Strategy. Proposed amendment No 1.16.24.
17 Climate Action	None	None	<ul style="list-style-type: none"> • Section 17.6 Cork County Council Climate Action Commitments 	<ul style="list-style-type: none"> • Update the text to reflect the new National Climate Action Plan 2021. Proposed amendment No. 1.17.2

Table 1.7: Mitigation Measures in Volume 1 (Chapters) of the Plan

Chapter	SEA of Draft Plan requiring mitigation		Environmental Protection Caveats/ Mitigation Measures in Draft Plan	Further Recommendations and Proposed Amendments
	?	-		
18 Zoning and Land Use	PHH	None	<ul style="list-style-type: none"> • Objective ZU 18-3: Development Boundaries • Objective ZU 18-5: Transitional Zones • Objective ZU 18-6: Non Conforming Uses • Section 18.2.6 Vacant Site Register • Objective ZU 18-8 Vacant Site Levy-Residential Regeneration Area • Objective ZU 18-20: Special Policy Areas 	<ul style="list-style-type: none"> • Proposed amendment No 1.2.3 to 1.2.16.
19 Implementation and Delivery	PHH, ACF	None	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Develop appropriate management techniques for the control of Invasive Alien Species. • Report on the delivery of key water infrastructure projects relied upon in allocating growth in the Draft Plan in the 2 year progress report. Proposed amendment No. 1.19.3 • Commit to monitoring the exceptional case provisions in the Plan including Paragraph 8.7.6 relating to employment uses located outside the existing zoned employment land, Objective TO 10-9 Tourism Facilities located outside of settlements and Greenbelt exceptions including Objective RP 5-3, Objective RP 5-17 and Objective RP 5-1

PROPOSED AMENDMENT NO. 4.3.8.8

WHITEGATE AND AGHADA: AMEND AND UPDATE TEXT IN ACCORDANCE WITH SEA AND AA.

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by SEA and AA in relation to Submission DCDP346094020.

PROPOSED AMENDMENT

Include additional text for objective WG-I-05 as follows;

WG-I-05 Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument CO088-030 – Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. This zone is adjacent to Whitegate Bay which forms part of the Cork Harbour Special Protection Area. Account will be taken of this when assessing new development proposals in this area. Buffering or screening may be required between new development in this zone and the SPA.

Figure 1.13: Example of mitigation measure text change in MDs arising from SEA



CHAPTER 7
**MONITORING
MEASURES**

7 Monitoring Measures

7.1 Monitoring Framework

- 7.1.1 The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring can also be used to analyse whether the County Development Plan is achieving its environmental protection objectives and targets, whether such objectives need to be re-examined and whether the proposed mitigation measures are being implemented.
- 7.1.2 The Environment Report set out Strategic Environmental Objectives (SEOs) which were used in the assessment of the Draft Plan. The monitoring framework builds on the SEOs and identifies a number of targets and indicators that will be used to assess the environmental impact of implementing the plan.
- 7.1.3 In drafting the SEOs, targets and indicators for monitoring, regard has been given to the Environmental Protection Authorities published guidance on SEA Statements and Monitoring (EPA 2020) as well as their Second Review of SEA Effectiveness in Ireland Report which includes monitoring guidance as Appendix 1 of the report. The RTPPI's "Measuring What Matters, Planning Outcomes" Toolkit has also informed the drafting of the monitoring framework. The data gaps identified in the SEA baseline in the Environment Report and feedback from consultation with relevant stakeholders also informed the monitoring targets, indicators and remedial action selected.
- 7.1.4 The SEA monitoring framework is set out in Table 1.8 below.

Table 1.8: SEA Monitoring Framework

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
Population and Human Health	<p>To create an environment where society can play their part in achieving a more sustainable and healthier Ireland, including access to active travel especially walking and cycling.</p> <p>Consolidate growth and limit urban sprawl.</p> <p>Promote economic growth to encourage retention of working age population.</p> <p>Support and facilitate health and well-being initiatives in the County.</p>	<ul style="list-style-type: none"> Promote compact growth including a minimum of 30% of new homes within their existing built up footprint. Facilitate attractive environments within our urban settlements, utilise brownfield over greenfield sites and resist where possible urban generated rural housing unless genuine need exists. Increase in the number of green spaces and amenities available to the public. Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 8 "Economy and Employment". No significant deterioration in human health as a result of environmental factors. Increase the number of active travel routes available to the population. Avoid developing land which is not likely to be serviced within the lifetime of the Development Plan. 	<ul style="list-style-type: none"> Number of new homes located inside settlement boundaries. Population within settlement boundaries. Proportion of people reporting regular cycling / walking to work/school above 2016 CSO figures Map the 10 min town concept in main towns. Number of buildings listed on 2020 vacant and derelict site registers now in use. Monitor vacancy levels in town centres. Number of new houses/ employment development built within 1km of the Cork Suburban rail line or within 400m of a high quality bus route. Amount of (Km) new cycleways provided. Quantum of accommodation delivered for the Travelling Community. Quantum of housing delivered for special needs groups such as older people or disabled. Footfall within both the town centre and the retail core/core shopping area. Number of regeneration sites progressed. Number of public realm strategies/town centre health checks carried out over the lifetime of the plan Number and usage of digital working hubs. 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will consider what additional measures are required including consultation as appropriate with other relevant stakeholders. Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will consider what additional measures are required including consultation as appropriate with other relevant stakeholders. Review internal systems. The rate of rural housing delivery will be carefully monitored and outcomes presented in the 2-Progress Report and the Council will consider what additional measures, if any, are required.

Table 1.8: SEA Monitoring Framework

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
<p>Biodiversity, Flora & Fauna</p>	<p>To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly ensuring no adverse effects on the integrity of any EU designated sites and protected species.</p> <p>Safeguard national, regional and local designated sites, other non-designated sites, and supporting features which function as stepping-stones for migration, dispersal and genetic exchange of wild species.</p>	<ul style="list-style-type: none"> • That biodiversity, ecosystem services and green/blue infrastructure provisions are integrated into all decision making across the Plan and within lower level plans, Council internal guidance documents, planning application considerations, and Council-led projects. • Establishment of a frequent and ongoing monitoring system for the Plan and planning applications as a permanent function that includes monitoring of the implementation of biodiversity policies, and planning conditions where appropriate. • Seek to protect Margarifera Sensitive Areas located within and outside of designated SACs from inappropriate development. • Support features which function as stepping stones for migration, dispersal and genetic exchange of wild species. • Identify invasive species in the County and develop appropriate management techniques for their control. • Implement a Green Infrastructure Strategy for the County including the protection of green and blue ecological corridors and linkages. • To review and update the Council's 'Biodiversity and the Planning Process' Guidelines. • To support the National Biodiversity Action Plan and the All Ireland Pollinator Plan and to implement the actions of the Cork County Biodiversity Action Plan. • That net gain in biodiversity is accounted for and achieved. n • Address baseline data gaps by identifying knowledge gaps and collecting new data over time. 	<ul style="list-style-type: none"> • The findings from SEA and AA (as relevant) for policies, plans, programmes etc. • The % of planning applications processed each year that had ecological input from the Council's ecology unit. • % of Council projects (Part VIIIs) with ecological input from the Council's ecology unit. • Number of Council plans, guidance notes and policy documents with ecological input per year. • The establishment of a frequent and ongoing monitoring and reporting system for the Plan and planning applications • Number of planning applications and projects where a biodiversity net gain was accounted for. • Review and update the Cork County Biodiversity Action Plan (current plan is 2009-2014). • Number of actions achieved in the Cork County Biodiversity Action Plan. • An updated version of the Council's 'Biodiversity and the Planning Process' Guidelines. • Compile a detailed SEA environmental baseline database and update twice yearly. 	<ul style="list-style-type: none"> • Review internal systems.

Table 1.8: SEA Monitoring Framework

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
Soil	<p>Protect soils against pollution and prevent degradation of the soil resource.</p> <p>Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County.</p> <p>Safeguard areas of prime agricultural land and designated geological sites.</p>	<ul style="list-style-type: none"> • Minimise the use of greenfield land and ensure 30% of new homes are located within existing built up footprints. • Reduce the rate of land use change on greenfield lands arising from urban sprawl and urban generated rural housing. • Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. • Ensure sustainable importation of soil. • Identify and map geological sites. • Identify and map contaminated land. 	<ul style="list-style-type: none"> • % landcover in comparison with 2018 Corine figures. • Number of planning applications granted on brownfield and/or infill sites. • Volume of construction and demolition waste recycled. • Volume of contaminated material generated in comparison with previous years' figures. • Number of designated geological sites and their value. • Number of planning permissions granted and area of land permitted for excavation and extraction of non-renewable sand, gravel and rock deposits. • Number of planning permissions granted and area of land granted for soil importation. 	<ul style="list-style-type: none"> • Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will consider what additional measures are required including consultation as appropriate with other relevant stakeholders • Review internal systems.

Table 1.8: SEA Monitoring Framework

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
Water	<p>Ensure that water bodies are protected, maintained and improved in line with the requirements of the Water Framework Directive and the Marine Strategy Framework Directive.</p> <p>Ensure that growth is managed to protect water quantity and quality and is located to avoid areas at risk of flooding or erosion.</p>	<ul style="list-style-type: none"> • All waters within the plan area to achieve the requirements of the Water Framework Directive and the relevant River Basin Management Plan by 2027. • Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater). • Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. • Promote population growth in areas served by urban wastewater treatment plants and public water supplies in accordance with the National Planning Framework. • Prioritise the inspection of individual septic tanks located within designated WFD Priority Areas for Action and Blue Dot/ high status catchments. Support septic tank inspections in accordance with the Domestic Wastewater Treatment Systems National Inspection Plan. • Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into all development proposals. 	<ul style="list-style-type: none"> • The status of water quality in the County's water bodies and the proportion of good and high status water bodies above 2020 baseline. • Number of households served by urban wastewater treatment plants/ septic tanks/ individual WWTP or other systems. • Number of existing septic tanks inspected, and remediation works undertaken located within designated WFD Priority Areas for Action and/ or Blue Dot/high status catchments. • Number of households served by public water supplies. • Number of plants exceeding the Emission Limit Values (ELVs) for Wastewater Treatment Discharge licence set by the EPA. • The number of planning permissions granted in areas at risk of flooding. 	<ul style="list-style-type: none"> • Where water bodies are failing to meet at least good status the Council will continue to work with other relevant stakeholders such as Irish Water and the EPA to arrive at solutions to address this matter. • Where marine water bodies are failing to meet good ecological status, the Council will continue to work with other relevant stakeholders to arrive at solutions to address this matter. • Where planning applications are rejected due to insufficient capacity in the Wastewater treatment Plant (WWTP) or failure of the WWTP to meet Emission Limit Values, the Council will continue to work with the EPA and Irish Water to address issues arising.

Table 1.8: SEA Monitoring Framework

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
Air and Climate	<p>Contribute towards the reduction of greenhouse gas emissions in line with relevant targets.</p> <p>Meet relevant air and noise standards and support initiatives to reduce air and noise pollution.</p> <p>Integrate climate resilience and sustainable design solutions into existing and proposed development in the County.</p>	<ul style="list-style-type: none"> • Provide for increased use of public transport. • Increase number of cycle lanes and pedestrian routes in the plan area. • Reduction of private vehicle usage compared to 2016 Census levels. • An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means. • Implement Cork County Council's Noise Action Plans. • Achieve transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050. • Contribute towards EU GHG emission targets and aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors. • To promote reduced energy consumption and support the uptake of renewable retrofitting of buildings (including heating systems). • Increase the number of air monitoring stations in the County. 	<ul style="list-style-type: none"> • % compliance with EPA emission limits for sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter. • % decrease in the number of journeys made by private fossil fuel-based car compared to 2016 figures. • % increase in the number of people reporting regular cycling / walking to school and work above 2016 CSO figures. • Number of applications granted permission for development in areas at risk of flooding. • Number of electric vehicle charging points installed in the County. • Number of Electric Vehicles registered in the county. • Number of new rural bus services or routes. • Number of buildings with a BER rating of B or more as a % of overall building stock. • Number of new air monitoring stations in the County. • Establishment of a decarbonising zone. 	<ul style="list-style-type: none"> • Where targets are not achieved, the Council will work with the relevant stakeholders to improve matters. • Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will consider what additional measures are required including consultation as appropriate with other relevant stakeholders.
Cultural Heritage	<p>Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage and their setting (including places, features, buildings, landscapes and Gaeltachtaí) in County Cork.</p>	<ul style="list-style-type: none"> • No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features. • To increase the number of uninhabited and derelict structures that are restored. • Implement the Cork County Heritage Plan. 	<ul style="list-style-type: none"> • Loss of or adverse impact on monuments on the Record of Monuments (RMP). • Loss of or adverse impact on protected structures included on the RPS. 	<ul style="list-style-type: none"> • Review internal systems.
Landscape	<p>To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention.</p>	<ul style="list-style-type: none"> • Ensure no significant disruption of significant natural or historic/cultural landscapes and features through objectives of the County Development Plan. 	<ul style="list-style-type: none"> • Number of planning permissions granted in areas of high value landscape. • Number of permissions granted within 500m of a scenic route. • Number of houses/permissions on approach roads into towns and villages or within a certain radius of same. 	<ul style="list-style-type: none"> • Review internal systems.

Table 1.8: SEA Monitoring Framework

Environmental Topic	Environmental Protection Objective	Targets	Indicators	Remedial Action if not being Achieved
Material Assets	Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.	<ul style="list-style-type: none"> Promote the retention and reuse of existing building stock as a first preference. Reduce waste sent to landfill and increase waste sent for recycling and energy generation. Improvements to existing water and wastewater infrastructure. An increase in provision of public transport, cycle lanes and pedestrian routes. Implement the roll out of the National Broadband Plan in County Cork 	<ul style="list-style-type: none"> Number of buildings listed on 2020 vacant and derelict site registers activated. % of waste going to landfill and recycling when compared with 2020 figures. % of waste used for energy production when compared with 2020 figures. Number of critical infrastructural projects identified in the CDP completed. Amount of (Km) new greenways, cycleways and footpaths provided. km of long distant walks available in the County. Progress of bus shelter upgrade programme. Number of households serviced under the National Broadband plan. % of households with the minimum broadband speed of 30Mbps and % of households with the target broadband speed of 100Mbps. Amount of funding achieved towards Green and Blue Infrastructure projects. 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the Wastewater treatment Plant (WWTP) or failure of the WWTP to meet Emission Limit Values, the Council will continue to work with other relevant stakeholders such as Irish Water and the EPA to arrive at solutions to address this matter. Where targets or projects are not achieved, the Council will consider what additional measures are required including consultation as appropriate with other relevant stakeholders. Review internal systems.

7.2 Monitoring Timeframe and Reporting

- 7.2.1 It is envisaged that the 2-year interim report on the implementation of the plan will include information in relation to the progress on and the results of monitoring the significant environmental impacts of implementing the plan. If any objective is found to be having a significant adverse impact, consideration should be given to varying the plan to address the conflict.
- 7.2.2 It is recognised that whilst it is the responsibility of the local authority to coordinate the monitoring of the Development Plan, to a large extent the data required for monitoring purposes are collected and managed by other agencies and organisations such as the EPA. It remains the responsibility of the local authority to liaise with these data holders to get the data and to ensure that monitoring reports prepared to report on the status of each indicator presented in Table 1.8 above. In addition, it is acknowledged that remediation of any unforeseen effects is likely to require a more integrated response across departments and agencies to fully establish the correct policy response should such effects be identified.

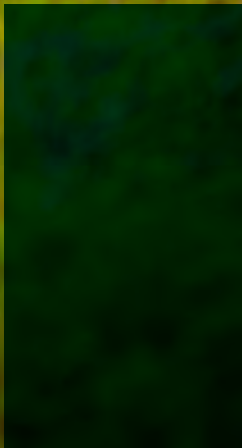


CHAPTER 8

CONCLUSION

8 Conclusion

- 8.0.1 The SEA/SFRA and AA processes carried out during the preparation of the Development Plan have ensured that the potential significant environmental impacts associated with implementation of the plan have been identified and that these impacts have been given appropriate consideration. Consultation on the Draft Plan, Environmental Report (including the addendum), NIR and SFRA has further contributed to the development and finalisation of the adopted Development Plan.
- 8.0.2 It is envisaged that monitoring and reporting of environmental impacts, both positive and negative, resulting from implementation of the Development Plan will continue over the course of the lifetime of the plan





Comhairle Contae Chorcaí

Cork County Council