

# **Ballincollig Carrigaline Municipal District Local Area Plan**

**Proposed Amendments to the Draft Plan.**

## **Volume 2 Environmental Reports on Proposed Amendments**

**2<sup>nd</sup> May 2017**

**NOTE: This document should be read in conjunction with the Draft Ballincollig Carrigaline Municipal District Local Area Plan, 16<sup>th</sup> November 2016 and the Proposed Amendments to that Plan, 2<sup>nd</sup> May 2017.**

**These reports relate to published amendments only.**



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# ***Addendum to Strategic Environmental Assessment Environmental Report***

In accordance with Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment and Section 20(3)(f) of the Planning and Development Acts 2000 as amended.

2<sup>nd</sup> May 2017

**NOTE: This document should be read in conjunction with the Draft Ballincollig Carrigaline Municipal District Local Area Plan, 16<sup>th</sup> November 2017 and the Proposed Amendments to that Plan, 2<sup>nd</sup> May 2017.**

<b>Job Title:</b>						
<b>Document Title:</b> Addendum to Strategic Environmental Assessment Environmental Report						
<b>Document Ref:</b>						
<b>Revision</b>	<b>Date</b>	<b>Filename: Addendum to Strategic Environmental Assessment Environmental Report</b>				
		<b>Description:</b> This is the addendum to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Ballincollig Carrigaline Municipal District Local Area Plan prepared following the amendments proposed to the Draft Local Area Plan.				
			<b>Prepared by</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>
		<i>Name</i>				
<b>1.0</b>			RMcK/MR	AF	PC	ML

## Section 1 Introduction

### 1.1 Overview of this Report

**1.1.1.** This is the Addendum to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Ballincollig Carrigaline Municipal District Local Area Plan.

**1.1.2.** The Strategic Environmental Assessment of the Draft Ballincollig Carrigaline Municipal District Local Area Plan is intended to ensure that consideration of environmental issues remains central to the development and evaluation of the future planning strategy for the area.

**1.1.3.** This Addendum has been prepared to address the following:

- Issues arising from the Environmental Report on the Draft Plan
- Issues which arose following public consultation on the Draft Local Area Plan and Environmental Report (Section 3) , and
- Document the Strategic Environmental Assessment process as it relates to the proposed material amendments to the Draft Local Area Plan (Section 4).
- Document the Strategic Flood Risk Assessment of the proposed Amendments. (Section 5)

### 1.2 Where we are in the process

**1.2.1.** The Draft Ballincollig Carrigaline Municipal District Local Area Plan, along with three associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Screening Report and Strategic Flood Risk Assessment, was published on the 16th November 2016 and were made available to the public until the 16th of January 2017. 229 submissions were received during the public consultation period on the Draft Ballincollig Carrigaline Municipal District Area Local Area Plan. The majority of the submissions received (185) related to issues in the main settlements (Ballincollig, Carrigaline, Cork City South Environs, Passage West, and Ringaskiddy) within the Electoral Area.

**1.2.2.** In accordance with Section 20 of the Planning and Development Acts, 2000 to 2013, a Chief Executive's Report was prepared to list the persons and bodies who made submissions or observations, summarise the issues raised and provide the opinion of the Chief Executive on the issues raised and his recommendations in relation to the proposed local area plan. The Chief Executives Report was issued to Members of Council for their consideration on the 8th March 2017.

**1.2.3.** Two meetings of the Development Committee of the Council were held on 23rd and 24th of March 2017 to discuss the Chief Executives Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27 March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan. In total, 160 amendments are proposed to the Draft Ballincollig Carrigaline Municipal District Local Area Plan and further consultation with statutory bodies and the public must now take place with regard to these proposed amendments.

### 1.3 Next Steps

**1.3.1.** The County Council is obliged to make the proposed amendments to the draft local area plan, together with a report in relation to the Strategic Environmental Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council. This period will commence on Tuesday 2<sup>nd</sup> May 2017 and will last until 4.00

p.m. on Tuesday 30<sup>th</sup> May 2017. In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

**1.3.2.** In accordance with Section 20(k) a further Chief Executive's report shall be prepared for Members detailing the submissions received on the proposed amendments and the Opinion and Recommendation of the Chief Executive to the issues arising, and following consideration of the issues Members will then decided to adopt the Plan with or without the proposed amendments.

**1.3.3.** All submissions and observations can be made before 4pm on the 30<sup>th</sup> of May either::

Online at [www.corkcoco.ie](http://www.corkcoco.ie) or,

by writing to:

**The Senior Planner,  
Planning Policy Unit  
Floor 13,  
County Hall  
Cork T12R2NC  
Ph 021 428 5900**

**1.3.4.** In order to ensure that submissions are received by the County Council, the public are recommended to make their submissions well in advance of this date in order to avoid potential congestion.

**1.3.5.** This document should be read in conjunction with the Draft Ballincollig Carrigaline Municipal District Local Area Plan, and associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Screening Report and Strategic Flood Risk Assessment, as published in November 2016 and the 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017.

**Please note that the closing date for submissions is 4.00 p.m. on Tuesday 30 May 2017.**

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

#### **Consequential Amendments to the Cork County Development Plan, 2014**

**1.3.7.** The policies contained in the Draft Plan particularly relating to Ballincollig Carrigaline will lead to a consequential Variation to the Cork County Development Plan 2014. This is a separate Variation process. This is a separate Variation process and is not assessed in this process. Public consultation will be carried out in parallel with the final stages of the Local Area Plan review with a view to adopting the amendments to the County Development Plan at the same time as the new Local Area Plan. This Variation is not assessed in this document.

## **Section 2 Issues arising from the Environmental Report**

### **2.1 Overview**

**2.1.1.** In line with the requirements of the SEA Directive (2001/42/EC), and associated legislation, an Environmental Report was prepared on the Draft Ballincollig Carrigaline Municipal District Local Area Plan, assessing the environmental effects of implementing the Plan, which was published with the Draft Plan in November 2016.

**2.1.2.** Section 6.2 of the Environmental Report details the evaluation of the potential effects on the environment of implementing the provisions of the Draft Plan and notes that the Draft Plan has been prepared by undertaking a review of the existing Local Area Plan for the area, which was itself subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. The reality is that many of the provisions of the current local area plan have been carried forward, unchanged, into the new Draft Plan 2016, and there are therefore few issues arising that need to be assessed de novo.

**2.1.3.** Furthermore, the County Development Plan 2014 includes many protective objectives in relation to issues such as Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air Quality, managing Noise and Light emissions, flood risk management, sustainable energy etc. All proposals for development under the Local Area Plan, must comply in the first instance, with the all the provisions of the County Development Plan.

**2.1.4.** As these mitigation measures negate or mitigate any negative impacts that could otherwise have been expected there were no recommendations arising from the SEA process. There are no further issues arising from the recommendations of the Environmental Report to be addressed in this Addendum.

### Section 3 Issues arising from consultation on the Draft Plan and Environmental Report

#### 3.1 Submissions to the Draft Ballincollig Carrigaline Municipal District Local Area Plan Draft

**3.1.1.** Two of the submissions received following publication of the Draft Plan and Environmental Report made direct reference to the Environmental Report – the submissions from the Southern Regional Assembly (SRA) and the Environmental Protection Agency (EPA). These submissions were summarised and responded to in Chief Executive’s Report to Members under S20 of the Act.

**3.1.2.** The submission from the Southern Regional Assembly noted various elements of the Environmental Report but did not raise any issues requiring further clarification or make any recommendations in relation to the SEA process. No further action is considered necessary in relation to the Environmental Report, in response to the submission from the SRA submission.

**3.1.3.** The main issues raised by the EPA are detailed in Table 3.1 for ease of reference. These issues have also been discussed and responded to in the Chief Executive’s Report to Members. Where changes are proposed these are detailed in the final column of the table. The full text of the amendment is shown in the ‘Proposed Amendments to the Draft Plan’ document for the Ballincollig Carrigaline Municipal District, published on 02 May 2017.

<b>Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.</b>			
	<b>EPA Issue</b>	<b>CEO Response</b>	<b>Change proposed to Ballincollig Carrigaline LAP</b>
1.	Development should be linked to the ability to provide water services infrastructure in advance of permission being granted.	<p>This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.</p> <p>Nonetheless, in response to a number of different submissions it is proposed to amend and expand objective LAS-01 in Section 2 of the Local Area Plan to further address the following:</p> <ul style="list-style-type: none"> <li>• water services/ water quality issues,</li> <li>• SUDs issues,</li> <li>• relevant Objectives in the County Development Plan 2014,</li> <li>• Developer provided water services infrastructure ( not allowed unless agreed with Irish Water)</li> </ul>	<p>Proposed Amendment No BC.02.06.02</p> <p>For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017.</p>

<b>Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.</b>			
	<b>EPA Issue</b>	<b>CEO Response</b>	<b>Change proposed to Ballincollig Carrigaline LAP</b>
2.	Plans should include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy	Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy.	Proposed Amendment no BC.02.06.03  For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017.
3.	In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan.  Clarification on the status of drinking water and waste water treatment infrastructure is included as set out in Table 2.3.  Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.	See proposed amendment BC.02.06.02 .  For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017.
4.	Need for priority secondary WWT in key settlements should be addressed as a priority.	Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.	No amendment proposed on this issue. See changes proposed under item 1 above.
5.	Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan	With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process. Similarly implementation of the National Broadband Plan is not a	No amendment proposed

<b>Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.</b>			
	<b>EPA Issue</b>	<b>CEO Response</b>	<b>Change proposed to Ballincollig Carrigaline LAP</b>
		matter for the Local Area Plan.	
6.	Clarification is required on whether habitat mapping has informed the plans. Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.	<p>Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process, but the projects outputs will be able to inform the Councils wider planning functions.</p> <p>Objectives for the protection of natural heritage have already been included in the plan. See LAS-01 for example in Section 2 of the Plan which provides for the protection of Natura sites, the biodiversity of the area. Objective LAS-01 also references relevant Heritage related objectives of the County Development Plan 2014 including, HE 2-1, and HE 2-2. LAS -01 (d) further references the protection of landscape features, ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with County Development Plan 2014 objectives HE 2-3, HE 2-4, HE 2-5 and HE 2-6.</p> <p>Additional amendments are proposed to the Ballincollig Carrigaline Draft Plan, in order to give protection to key ecological corridors and lands adjacent to designated sites. These include amendments,</p> <p>BC.02.02.02, BC.03.04.05, BC.03.04.25 BC.03.05.33 , BC.03.06.10, BC.03.07.09, BC.03.07.11, BC.03.07.12 and BC.03.07.16</p>	<p>See Proposed Amendment BC.02.02.02, BC.03.04.05, BC.03.04.25 BC.03.05.33 , BC.03.06.10, BC.03.07.09, BC.03.07.11, BC.03.07.12 and BC.03.07.16.</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017.</p>
7.	Potential for cumulative and in combination effects should be assessed in more detail and clarification is	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft Ballincollig Carrigaline Plan has been prepared by undertaking a</p>	No further changes proposed

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Ballincollig Carrigaline LAP
	required on how the preferred development scenarios were informed by the environmental sensitivities of an area.	review of the existing statutory plans for the area - the Midleton Electoral Area Local Area Plan 2011 and Blarney Electoral Area Local Area Plan 2011 (as amended), which were in themselves subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. The reality is that many of the provisions of the current LAP have been carried forward, unchanged, into the new Draft Plan 2016	
8.	Changes recommended to the wording of EPO1, EPO5 and EPO8 and clarification is required on how the alternatives have been assessed.	Suggested changes to EPO1 and EPO5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.	As suggested by the EPA submission it is proposed to amend the Indicator for EPO1 to replace the word 'increase' with 'change' as follows: Significant <del>increase</del> <b>change</b> in the population of the main towns. Distance and mode of transport to work / school.  In relation to EPO 5 it is proposed to amend the wording of the first Target to include the additional words "as follows", as shown below:  To achieve <b>at least</b> 'good' status in all bodies of surface waters (lakes, rivers, transitional and coastal waters).  See Appendix A for full text.
9.	Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes	Mitigation measures are built into the objectives of each Local Area Plan e.g. objectives re water services, SUDS, protection of Natura Sites, biodiversity, ecological corridors as mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.  In addition the County Development Plan 2014 includes many protective objectives in relation to issues such as	See Proposed Amendment BC.02.02.02, BC.03.04.05, BC.03.04.25 BC.03.05.33 , BC.03.06.10, BC.03.07.09, BC.03.07.11, BC.03.07.12 and BC.03.07.16.  For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Ballincollig

<b>Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.</b>			
	<b>EPA Issue</b>	<b>CEO Response</b>	<b>Change proposed to Ballincollig Carrigaline LAP</b>
		<p>Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air Quality, managing Noise and Light emissions, flood risk management, sustainable energy etc. All proposals for development under the Local Area Plan, must comply in the first instance, with the all the provisions of the County Development Plan.</p> <p>A number of additional amendments, as listed under Point No.6 above, have also been included.</p>	Carrigaline Municipal District, published on 02 May, 2017.
10.	Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order service future development in Ballincollig.	The Draft LAP, and the amended text in Appendix B1 of the CE Report on the Ballincollig – Carrigaline Plan, acknowledge the need for and identify particular infrastructure to be provided to support further development in Carrigaline. The Council will continue to work closely with all infrastructure providers and stakeholders to ensure that required supporting infrastructure is advanced.	No further amendment proposed.
11.	East Cork MD Submission notes new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure will need to be planned in accordance with the requirements of EIA, Water Framework Directive, Habitats and Flood Directives etc	The provision of a rail station at Ballynoe will be provided in accordance with the implementation strategy being developed by the Cork County Council for the Ballincollig Carrigaline Urban Expansion Area. Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the Traffic and Transport study for Little Island is not as yet complete and will determine how SEA and Habitats Directives will be addressed in the study.	Not relevant to Ballincollig Carrigaline LAP.

<b>Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.</b>			
	<b>EPA Issue</b>	<b>CEO Response</b>	<b>Change proposed to Ballincollig Carrigaline LAP</b>
12.	West Cork Plan should clarify that the Schull WWTP has recently been upgraded	As part of the proposed amendments to the Draft West Cork Municipal District LAP, it is intended to revise the text of SC-GO-03 for Skull to take account of the upgrading of the waste water treatment plan.	Not relevant to Ballincollig Carrigaline LAP.
13.	Charleville Lands R-06 are at risk of flooding and need to be reconsidered	As part of the proposed amendments to the Draft Fermoy Municipal District LAP, it is proposed to omit the CV-R-06 zoning in Charleville.	Not relevant to Ballincollig Carrigaline LAP.

## Section 4 Review of Proposed Amendments to the Draft Plan

### 4.1 Introduction and Determination for Strategic Environmental Assessment

**4.1.1.** This section of the Strategic Environmental Assessment Environmental Report Addendum No. 1 details the effects on the environment of the proposed amendments to the Draft Ballincollig Carrigaline Municipal District Local Area Plan. A total of 160 amendments to the Draft Plan are proposed, including amendments to text and maps.

**4.1.2.** In accordance with Section 20 (3)(f) of the Planning and Development Acts, 2000 as amended, it was determined, having regard to nature of the issues addressed in the amendments that a Strategic Environmental Assessment of the proposed amendments was necessary.

**4.1.3.** The objective of Strategic Environmental Assessment is to provide a high level of protection to the environment and to contribute to the integration of environmental considerations in the preparation of plans and programmes with a view to promoting sustainable development.

**4.1.4.** The Strategic Environmental Assessment of the proposed amendments comprised a screening exercise where each proposed amendment to the Draft Plan was assessed against the Environmental Protection Objectives (see table below) and judged to have a potentially positive, negative, uncertain or neutral impact. The outcome of the assessment is provided in the form of a matrix in Table 4.2 below.

**4.1.5.** It is important to note that the assessment is not the Chief Executive's final assessment of the proposed changes to the plan which will be formulated in the light of the comments and submissions made by the public and the Statutory Bodies as part of the public consultation and will be finally articulated in the Chief Executives Reports to Members in June 2017.

### 4.2 Overview of Proposed Amendments

**4.2.1** The amendments proposed to the Draft Plan include general issues relevant to all / most plans, issues affecting the local area plan strategy itself as outlined in Section Two of the Draft Plan and settlement specific issues.

**4.2.2** A number of general issues arose from the submissions which require amendments to the Draft Plan. These issues are outlined below. For the text of the various amendments please see the 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017. See Table 4.2 below for the environmental assessment of the amendments.

#### **Flood Zone Mapping for Coastal Settlements/Other Flood Mapping Issues**

**4.2.3** In coastal settlements, and settlements linked to flood risk issues in the wider harbour area, the flood zone mapping shown in the Draft Plan was incomplete and many coastal settlements appeared not to have a coastal flood risk. This has now been rectified and is reflected in the proposed amendments to the plan. There has been a change to the flood zone mapping for Ballincollig Carrigaline. See proposed amendments for these settlements as detailed in 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May 2017.

#### **Active Land Management**

**4.2.4** In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of

identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

4.2.5 Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand. Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets
- The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates.
- The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state
- Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors
- Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork
- It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

4.2.6 It is proposed to amend each Local Area plan to make provision for Active Land Management (See Proposed Amendment BC.01.02.01) in the 'Proposed Amendments to the Draft Plan' document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017.

## Strategic Land Reserve

4.2.7 Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007”.

4.2.8 When preparing the Draft Local Area Plan, Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

4.2.9 A total of 17 SLR sites were considered - 12 identified in the Metropolitan Area Draft LAPs and an additional 5 no. proposed new sites which arose during the consultation process (additional submissions requested some already identified SLR locations to be extended). These SLR sites have been subject to a High Level Appraisal and sites selected after this Appraisal are those considered potentially most suitable for zoning. Cork County Council will seek to collaborate with key stakeholders including State Agencies and land owners/developers to agree delivery-focused Framework Plans to inform the appropriate development of the lands identified over the next 12 months.

4.2.10 It is proposed to amend each of the Metropolitan Local Area Plans to make provision for a revised ‘Strategic Land Reserve’ section as outlined above. (See Proposed Amendment BC. 01.02.01 in the ‘Proposed Amendments to the Draft Plan’ document for the Ballincollig Carrigaline Municipal District, published on 02 May, 2017).

### Other General Issues

4.2.11 Other general issues requiring clarification which have given rise to amendments across most / all plans include the Core Strategy tables for each Municipal District, housing density, implementation on the Urban Regeneration and Housing Act 2015, the City Gateways Initiative, managing downstream flood impacts, references to the National Planning Framework and Regional Spatial and Economic Strategies. Within the Metropolitan Area changes are proposed in relation to Large Scale Retail Warehousing, Outlet Centres and the Transport Strategy for the Metropolitan Area.

4.2.12 The Local Area Strategy Objective LAS – 01, in Section Two of every Draft Local Area Plan has also been expanded and strengthened to take account of additional issues in relation water services/ water quality issues, SUDs issues, relevant objectives in the County Development Plan 2014, and developer provided water services infrastructure ( not allowed unless agreed with Irish Water).

### Settlement Specific Issues

4.2.13 Settlement specific issues which have generated proposed amendments cover a range of topics from zoning, boundary changes, new text re infrastructure provision, changes to the wording of zoning objectives etc. In addition an amendment has been included to provide clarity for the phasing and implementation of the Maglin Urban Expansion Area.

4.2.14 The HDA process recommended a number of changes to the plan and these have been included as amendments.

## 4.3 Strategic Environmental Assessment of the Proposed Amendments

4.3.1 Each of the proposed amendments to the Draft Plan was subject to a screening exercise whereby each amendment was assessed against the Environmental Protection Objectives (see Table 4.1 below) and judged to have a potentially positive, negative, uncertain or neutral impact. This assessment is detailed in Table 4.2.

Table 4 1 Environmental Protection Objectives

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators	
<b>EPO 1</b>	<b>Population (P)</b> To ensure the sustainable development of area so people have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.
<b>EPO 2</b>	<b>Human Health (HH)</b> To protect and enhance human health and manage hazards or nuisances arising from traffic & incompatible land uses.
<b>EPO 3</b>	<b>Biodiversity, Flora and Fauna (BFF)</b> Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management, including the ecological corridors between them.
<b>EPO 4</b>	<b>Soil (S)</b> Protect the function and quality of the soil resource in the Ballincollig Carrigaline Municipal District
<b>EPO 5</b>	<b>Water (W)</b> Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.
<b>EPO 6</b> <b>EPO 7</b>	<b>Air Quality and Climate Factors (AQ/C)</b> Protect and improve air quality. Contribute to mitigation of, and adaptation to, climate change.
<b>EPO 8</b>	<b>Cultural Heritage (CH)</b> Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.
<b>EPO 9</b>	<b>Landscape (L)</b> Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.
<b>EPO 10</b>	<b>Material Assets (MA)</b> Make best use of the material assets of the area and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.
<b>EPO 11</b>	<b>Flooding (F)</b> Protect flood plains and areas at risk of flooding from inappropriate development.

**4.3.2** Many of the proposed amendments include additional background information on an issue while not affecting the policies or objectives of the plan or relate to the provision of factual information or clarification. Where such changes were considered unlikely to result in any significant environmental impact, they have been judged to be 'neutral'. Other changes were considered most likely to have positive impacts. In both of these cases the proposed amendments were screened out on the basis of having no potential for significant negative impacts.

**4.3.3** Amendments of a general nature to section one and two considered to be primarily positive included the addition of objectives relating to managing downstream flood impacts, compliance with other water services objectives, the protection of archaeological and architectural heritage, etc. In relation to the settlements themselves amendments considered to be primarily positive included

supportive text and objectives in relation to the refurbishment of buildings, protection of archaeological and architectural heritage, cultural heritage and tourism, flood impact mitigation, etc.

**4.3.4** In addition there were amendments to development boundaries and open space zonings arising from the Habitats Directive of the Plan which were considered to have a primarily positive effect on the environment. It is not considered that any of the proposed changes required amendments from an SEA perspective.

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
<b>Section 1 Introduction</b>					
BC.01.01.00 (Municipal Districts Table)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.01.01.01 ( City Gateway's Initiative)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.01.01.02 ( Urban regeneration and Housing Act 2015)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.01.01.03 (Recreation and Amenity)	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 11	
BC.01.01.04 (Transport Strategy for Metropolitan Cork)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.01.01.05 (Housing Density)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO10 EPO 11	Screened Out
BC.01.01.06(Managing Down Stream Flood Impact)	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	Screened Out
BC.01.01.07 (M28)	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened Out
BC.01.02.01 ( Strategic Land Reserve/Active Land Management)	EPO 1 EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
<b>Section 2 Local Area Strategy</b>					

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.02.02.01 (Core Strategy)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.02.02.02 ( Ecology and Bio Diversity)	EPO 3,			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10 EPO 11	Screened Out
BC.02.05.03 ( Large Scale Retail Warehousing)	EPO 10,			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened Out
BC.02.05.04 ( Outlet Centres)	EPO 10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened Out
EC.02.06.02 (LAS 01)	EPO 5, EPO 8			EPO 1, EPO 2, EPO 3 EPO 4, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened Out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.02.06.03 ( NPF)				EPO 1, EPO 2, EPO3, EPO 4, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
<b>Section 3 Main Towns and Key Assets</b>					
BC.03.01.01 ( Town Councils)				EPO, 1 EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10 EPO 11	Screened Out
BC.03.01.02 (Coastal Zone Flooding)	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	Screened Out
<b>BALLINCOLLIG</b>					
BC.03.03.01 ( Primary Health Care)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.03.02 (Traffic and Transportation)	EPO 2, EPO 6, EPO 7,			EPO 1, EPO 3, EPO 4,	Screened Out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
	EPO 10,			EPO 5, EPO 8, EPO 9, EPO 11	
BC.03.03.03 ( Archaeological Heritage)	EPO 2  EPO 5			EPO 1, EPO 3, EPO 4, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.04 ( BG-R-03)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.05 ( BG-R-05)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.06 ( BG-R-06)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.07 ( BG-R-08)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BC.03.03.08 ( BG-R-09)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.09 (BG-R-10)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.10 ( BG-R-11)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.11 ( BG-R-11)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.03.03.12 ( BG-R-12)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.13 ( BG-R-13)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.14 ( BG-R-14)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.15 ( BG-R-15)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.16 (BG R-16)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 10, EPO 11	
BC.03.03.18 ( BG T-01)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.19 ( U-03, U-04 and U-08)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.20 (BG-R-01 and BG-C-05)	EPO 1, EPO 10,			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.03.21 (BG T-03)	EPO 1, EPO10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.03.22 (Maglin Urban Expansion Area)	EPO1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
BC.03.03.23 ( Public Transport)	EPO 2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.03.24 ( Road network improvements)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.03.25 (Walking and Cycling)	EPO 2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.03.26 (SUDs)	EPO 5, EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.03.27 ( Maglin Urban Expansion Area)	EPO 1, EPO 2, EPO 5, EPO 8, EPO 10, EPO 11			EPO,3 EPO 4, EPO 6, EPO 7, EPO 9	<b>Screened Out</b>
BC.03.03.28 (BG T-04)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 11	
BC.03.03.33 (Development Boundary)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO10 EPO 11	<b>Screened Out</b>
BC.03.03.36 (BG R-04)	EPO10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
<b>Carrigaline</b>					
BC.03.04.01 ( Population and Housing)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.02 ( Relief Roads)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.03 (Archaeology )	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 9, EPO 10, EPO 11	
BC.03.04.04 ( Walking and Cycling)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.05 ( Environment and Heritage)	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.06 ( Walking and Cycling)	EPO 2 EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.08 (CL-GO-08)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.09 (CL-GO-09)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
BC.03.04.10 (CL-R-07)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.11 (CL-R-10)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.12 (CL-R-11)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.13 (CL-R-14)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.14 (CL-R-15)				EPO 1, EPO 2, EPO 3, EPO 4,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BC.03.04.15 (CL-R-16)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.16 (CL-R-17)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.17 (CL-T-01)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.18 (CL-T-01)	EPO1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC 03.04.19	EPO 2, EPO10			EPO 1, EPO 3, EPO 4,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
(CL-U-05)				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	
BC.03.04.20 (CL-U-08)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened Out
BC.03.04.21 (CL-R-06)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.04.22 (M-28)	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened Out
BC.03.04.23 (CL-U-13)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.04.24 (CL-R-04)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6,	Screened Out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BC.03.04.25 (CL-U-07)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.26 (CL-U-07)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC03.04.27 (CL-B-02, CL-O-10)	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.28 (Regeneration Area CL-RA-01)	EPO 10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.29 (CL-GO-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
BC.03.04.31 (CL-R-18)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.32 (CL-B-01)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.33 (Coastal Zone Flooding)	EPO11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	<b>Screened Out</b>
BC.03.04.36 (CL-GO-03)	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.37 (CL-GO-11)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 11	
BC.03.04.38 (Carrigaline Area Transport Study)	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.04.40 (CL-R-09)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.04.41 (CI-U-13)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
<b>Cork City South Environs</b>					
BC 03.05.01 (Footpaths and lighting)	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.05.02 (Regeneration Area SE- RA-01)	EPO 10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.03.05.05 (SE-R-06)	EPO 2, EPO 10,			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.05.06 (SE-R-07)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.07 (SE-R-08)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.08 (SE-R-12)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-O3.05.09 (Development Boundary)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
BC-03.05.10 (SE-0-01)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.11 (SE-0-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.12 (SE-0-03)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.13 (SE-0-04)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.14 (SE-0-05)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BC-03.05.15 (SE-O-06)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.16 (SE-O-07)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.17 (SE-O-08)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.18 (SE-O-09)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC-03.05.19 (SE-O-10)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.20 (SE-O-11)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.21 (SE-O-12)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.22 (SE-U-04)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC-03.05.23 (SE-T-02 to SE-T-05)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 10, EPO 11	
BC.03.05.25 (M28)	EPO 1, EPO 2, EPO 10,			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.05.26 (SE-GO-03)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.27 (SE-U-05)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.28 (Rochestown)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.05.29 (SE-O-15)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 11	
BC.03.05.30 (CSAIP)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.31 (CSAIP)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.33 (SE-U-05)	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.36 (SE-O-04)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC 03.05.38 (SE-R-13)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 11	
BC.03.05.39  (Munster Agricultural Society)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.05.40 ( SE-GO-09)	EPO 2			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
<b>Passage West</b>					
BC.03.06.01 (Transport & Road Network)	EPO1, EPO10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC,03.06.03 (PW-R-02)	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC,03.06.04 (Pedestrian and Cycling)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.03.06.05 (Pedestrian and Cycling)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.06.06 (Pedestrian and Cycling)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.06.07 (Pedestrian and Cycling)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.06.08 (Regeneration Area PW-RA-02)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.06.09 (PW-X-01)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>
BC.03.06.10 (PW-U-02 & PW-U-05)	EPO2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 11	
BC.03.06.11 (PW-U-05)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.06.12 (PW-GO-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.06.17 ( Coastal Flooding)	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9 EPO 10	<b>Screened Out</b>
BC 03.06.18 (PW-R-06)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC 03.06.19 (PW-R-07)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BC.03.06.21  (PW-R-01)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.06.22  (Passage West Town Centre)	EPO 2			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.06.23  (PW-0-05)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
<b>Ringaskiddy</b>					
BC.03.07.01  (Access to shoreline)	EPO 1,  EPO 3			EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.07.03				EPO 1, EPO 2,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
(RY-I-02)				EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 10, EPO 9, EPO 11	
BC.03.07.04 (RY-I-15)	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.07.05 (RY-U-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.07.06 (PW-U-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.07.07 (RY-C-01)	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.03.07.08 (RY-T-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.07.09 (RY-GO-02)	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.07.11 (RY-I-08)	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.07.12 (RY-I-16)	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened Out
BC.03.07.13 (M28)	EPO1, EPO2, EPO10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened Out
BC.03.07.15	EPO 11			EPO 1, EPO 2,	Screened Out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
(Coastal Zone Flooding)				EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	
BC.03.07.16  ( Port of Cork)	EPO 2, EPO 3			EPO 1, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.07.19  (Open Space)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.07.23  (RY-I-20)	EPO 1, EPO 8			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
<b>Cork International Airport</b>					
BC.03.08.01  ( Context)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.03.08.02  ( Environmental and Safety Considerations)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.08.03  (CA-E-01)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.08.04  (CA-TL-02)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.08.05  ( Obstacle Limitation Surfaces)	EPO 2			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.08.06  ( Airport Boundary)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
BC.03.08.07  ( Public Safety Zones)	EPO 2,			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
BC.03.08.08  (SE-I-01)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
<b>Villages</b>					
BC.04.02.01  (Scale of Development)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
<b>Ballynora</b>					
BC>04.01.01  (U-01)				EPO1 EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
BC.04.01.03  (Scale of Development)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
<b>Waterfall</b>					
BC.04.01.04  (Scale of Development)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>
<b>Other Locations – Curragheen</b>					
BC.04.01.02  (CDP 2014)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	<b>Screened Out</b>

## Section 5 Strategic Flood Risk Assessment for the proposed Amendments to the Draft Ballincollig Carrigaline Local Area Plan

### 5.1 Issues arising from the Strategic Flood Risk Assessment of the Draft Plan.

**5.1.1.** Two of the submissions received in response to the publication of the Strategic Flood Risk Assessment of the Draft Ballincollig Carrigaline Municipal District Local Area Plan raised issues in relation to the flood risk assessment process. These issues, and the response of the Chief Executive as set out in the Chief Executive's Report to Members of 6<sup>th</sup> March 2017, are set out in Table 5.1 below.

**5.1.2.** A number of other submissions from members of the public raised site specific queries in relation to the flood risk zones shown on the settlement maps. Most of the submissions disagreed with the flood zone shown as it related to their site, and requested that the flood zone mapping be changed. These issues have been responded to in the Chief Executive's Report of 6<sup>th</sup> March.

**5.1.3.** The Council uses the best available information in relation to flood risk mapping. In accordance with Council policy, if a developer does not agree with the flood risk shown in relation to a site, they have an opportunity to verify the flood zone mapping by means of a site specific flood risk assessment, at the project stage in accordance with the provisions of the Cork County Development Plan.

**Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.**

Item	Submitter	Issue Raised	CEO response	Proposed Amendments
1	Department of Housing, Planning, Community and Local Government	Submission suggests that the approach to Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009. Strongly recommends that any undeveloped residential zoning identified within flood zone A and B is amended to a water compatible use.  Department also states that proposed zonings CL-R-04, CL R-13, CL-R-15 in Carrigaline and SE-R01, SE-R-02, SE-R-04 and SE-R-06	In relation to Carrigaline and specifically CL-R-04, CL-R-13 and CL-R-15, these zonings are only marginally impacted upon by flooding. The flood risk affects the perimeter of the zoned land and the zoning has been retained on the basis that development can be avoided on the land that is at risk of flooding as part of the overall design and layout of the	No amendment proposed.

<b>Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.</b>				
<b>Item</b>	<b>Submitter</b>	<b>Issue Raised</b>	<b>CEO response</b>	<b>Proposed Amendments</b>
		<p>in the City South Environs appear incompatible with the guidelines due to their location within flood zone A and B and request revised proposals to ensure that national policy on flood risk assessment are being upheld .</p>	<p>scheme – flood compatible uses such as open space can be accommodated within the area at risk of flooding.</p> <p>In addition, given the level of detail available with some of the flood risk mapping, it was considered appropriate to allow a more flexible approach where a site was only residually affected by flooding allowing potential developers the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.</p> <p>This approach is also applicable in the City South Environs, specifically in relation to SE-R-01, SE-R-02, SE-R-04 and SE-R-06.</p> <p>The Council are of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.</p>	

<b>Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.</b>				
<b>Item</b>	<b>Submitter</b>	<b>Issue Raised</b>	<b>CEO response</b>	<b>Proposed Amendments</b>
2	OPW	<p>OPW highlighted the need for the Council to expand its approach to flood risk assessment to include the following:</p> <p>The consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges. The potential future need for flood storage areas which may be required to enable the adaption of a proposed flood relief scheme to take account of the future climate change scenario.</p>	<p>The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>In addition, it is proposed to amend Section 1 of the Draft Plan to include an additional section on managing downstream flood impacts – see proposed amendment ref. no. BC.01.01.06.</p>	See proposed amendment no. BC.01.01.06

## 5.2 Flood Risk Assessment of the Proposed Amendments

5.2.1 A total of 160 amendments to the Draft Plan are proposed. (Please see Volume I – Proposed Amendments to the Draft Plan document for the full text of the amendments and the associated maps.) The majority of these relate to changes to the text of the plan and are not significant from a flood risk assessment perspective.

5.2.2 One text amendment is proposed which will have a positive impact on the management of flood risk in the area. These amendments are as follows:

- Proposed amendment BC.01.01.06 which relates to managing downstream flood impacts and proposed the insertion of additional text in section 1.5 after Objective IN-01 as follows:

Managing downstream flood impacts.

*When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.*

5.2.3 Thirty amendments are proposed which involve changes to the maps of the plan. These include the inclusion of new zonings, changes to development boundaries etc. These mapped amendments are detailed in Table 5.1 below. These amendments have been assessed from a flood risk management perspective and it is considered that they are compatible with the requirements of the Guidelines and the Council's policy and objectives in relation to flood risk management as set out in Chapter 11 of the County Development Plan.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
<b>Ballincollig</b>					
1	BC.03.03.11		BG-R-11	Partial removal of lands from zoning and inclusion as Existing Built Up Area.	These lands are immediately south of the town of Ballincollig. There is no known fluvial flood risk in the area.
2	BC.03.03.18		BG-R-16	Rezoning lands from Town Centre to Residential Zoning.	These lands lie to the west of Ballincollig town centre in area already extensively developed. There is no known fluvial flood risk in the area.
3	BC.03.03.19		BG-U-03, U-04, U-08	Indicating routes and inserting labels for Greenways/Cycle routes and road	No SFRA issue to consider.

<b>Table 5.2: Proposed Amendments involving a change to the maps of the Plan.</b>					
	<b>Proposed Amendment</b>	<b>Settlement</b>	<b>Zoning Objective</b>	<b>Scope of Amendment</b>	<b>SFRA comment</b>
				improvements.	
4	BC.03.03.20		BG-R-01	Partial rezoning to accommodate the provision of a school.	These lands are to the west of Ballincollig. There is no known fluvial flood risk in the area.
5	BC.03.03.33			Amendment proposed altering development boundary of the town to accommodate lands within existing Built Up Area of Ballincollig	These lands are to the east of Ballincollig. There is no known fluvial flood risk in the area.
<b>Carrigaline</b>					
6	BC.03.04.05		CL-U-07	Amendment proposed that a proposed walkway is being omitted from the proposed Local Area Plan.	No SFRA issues to be considered.
7	BC.03.04.17		CL-T-01	Amendment proposed to Extend CL-T-01 zoning.	These lands are located within Flood Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of flooding.  It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					overall layout and design of any proposed scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.
8	BC.03.04.22		M 28	Indicating the indicative route of the proposed M28 (Cork to Ringaskiddy) motorway	These lands are located to the North and East of Carrigaline.  There is no known fluvial flood risk within the route corridor.
9	BC.03.04.26		CL-U-7	Link Road between CL-U-04 and CL-U-10.	There is no known fluvial flood risk within this area.
10	BC.03.04.27		CL-O-10	This amendment proposes to rezone a portion of CL-B-02 for Active Open Space.	There is no known flood risk along the proposed route.  This is a flood compatible zoning.
11	BC.03.04.28		CL-RA-01	This amendment proposes extending the Regeneration Area identified in Carrigaline and clarification of acceptable uses.	There is no known fluvial flood risk within this area.
12	BC.03.04.31		CL-R-18	This amendment proposes a new residential zoning in the south of Carrigaline	Although adjacent to a stream, there is no known fluvial flood risk within this area.
13	BC.03.04.33			This amendment proposes to update the Coastal Flood Zone	No SFRA issue to consider.

<b>Table 5.2: Proposed Amendments involving a change to the maps of the Plan.</b>					
	<b>Proposed Amendment</b>	<b>Settlement</b>	<b>Zoning Objective</b>	<b>Scope of Amendment</b>	<b>SFRA comment</b>
				Mapping in Carrigaline	
<b>Cork City South Environs</b>					
14	BC.03.05.07		SE-R-08	This amendment proposes to extend the area of SE-R-08	There is no known fluvial flood risk within this area.
15	BC.03.05.08		SE-R-12	This amendment proposes to extend the area of SE-R-12	There is no known fluvial flood risk within this area.
16	BC.03.05.09			This amendment proposes to extend the development boundary of the South Environs.	There is no known fluvial flood risk within this area.
17	BC.03.05.25			This amendment identifies the route of the proposed M28 (Cork to Ringaskiddy) motorway.	These lands are located in the south eastern portion of the South Environs.  There is no known fluvial flood risk within the route corridor.
18	BC.03.05.36		SE-04	This amendment proposes to rezone a small portion of lands identified as SE-O-04 as existing built up area	There is no known fluvial flood risk within this area.
19	BC 03.05.38		SE-R-13	This amendment proposes to rezone lands previously identified as Existing Built Up Area as Residentially zoned lands.	A small segment of these lands are located within Flood Zone B.  The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of

<b>Table 5.2: Proposed Amendments involving a change to the maps of the Plan.</b>					
	<b>Proposed Amendment</b>	<b>Settlement</b>	<b>Zoning Objective</b>	<b>Scope of Amendment</b>	<b>SFRA comment</b>
					flooding. It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of any proposed scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.
		<b>Passage West</b>			
20	BC.03.06.10		PW-U-02	This amendment proposes to merge two zoning objective PW-U-02 and PW-U-05 which relate to the development of a proposed Greenway from Cork City to Carrigaline.	There is no known fluvial flood risk within this area. Parts of this route may be susceptible to Coastal Flood. This is a flood compatible use.
21	BC.03.06.17			This amendment proposes to update the Coastal Flood Zone Mapping in Passage West	No SFRA issue to consider.
22	BC.03.06.18		PW-R-06	This amendment proposes to accommodate the provision of a link road linking Maulbaun and Lackaroe in the West of Passage	There is no known fluvial flood risk within this area.

<b>Table 5.2: Proposed Amendments involving a change to the maps of the Plan.</b>					
	<b>Proposed Amendment</b>	<b>Settlement</b>	<b>Zoning Objective</b>	<b>Scope of Amendment</b>	<b>SFRA comment</b>
				West/Monkstown	
23	BC.03.06.19		PW-R-07	This amendment proposes to accommodate the provision of a link road linking Maulbaun and Lackaroe in the West of Passage West/Monkstown	There is no known fluvial flood risk within this area.
		<b>Ringaskiddy</b>			
24	BC.03.07.04		RY-I-04	This amendment proposes to protect the integrity and maintain the existing line of sight from the Martello Tower to the other four fortifications in the Harbour (Fort Camden Meagher, Carlisle Davis, Westmorland and the Martello Tower on Haulbowline Island).	No SFRA issue to consider.
25	BC.03.07.07		RY-C-01	This amendment proposes to cater for the future provision of a primary school to serve Ringaskiddy/Shanbally.	There is no known fluvial flood risk within this area.
26	BC.03.07.08		RY-T-02	This amendment proposes to extend the Town Centre zoning of Ringaskiddy.	There is no known fluvial flood risk within this area.
27	BC.03.07.15			This amendment proposes to update the Coastal	No SFRA issue to consider.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Flood Zone Mapping in Ringaskiddy.	
28	BC.03.07.23		RY-I-20	This amendment proposes to partially rezone an existing zoning RY-I-15 to cater for the extension of the Third level Educational Campus Opposite.	There is no known fluvial flood risk within this area.
<b>Cork International Airport</b>					
29	BC.03.08.06			This amendment proposes to alter the Southern Boundary of the Airport.	There is no known fluvial flood risk within this area.
<b>Ballynora</b>					
30	BC.04.01.01		U-01	This amendment proposes to alter the final stages of a Pedestrian Walkway linking Ballynora and Waterfall.	The affected lands are located within Flood Zone A.  This is considered a flooding compatible use.

### 5.3 Strategic Flood Risk Assessment Conclusion:

**5.3.1.** The proposed amendments to the Draft Plan have been assessed for their potential impact on flood risk management. Within this Municipal District the majority of amendments are considered to have no impact from a flood risk management perspective.

**5.3.2.** Two amendments may have the potential for possible minor impact but it is considered that such impacts are capable of being fully avoided at the project stage with a proper site specific risk assessment and by designing the layout of the development to avoid the areas at risk of flooding.

**5.3.3.** All development proposals within this Municipal District will need to comply with Cork County Development Plan Flood Risk Management objectives WS 6-1 and WS 6-2 to ensure that development is avoided in areas at risk of flooding.

## Appendix A

### Changes to the Ballincollig Carrigaline Environmental Report

As detailed in Section 3.1 of this report, it is proposed, in response to the submission from the EPA, to amend the wording of the first Indicator for EPO1 and the wording of the first target for EPO 5, as shown below. New text to be added is shown in red, text to be removed is shown ~~thus~~

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
<p><b>Population (P)</b></p> <p><b>EPO 1:</b> To ensure the sustainable development of area so people have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.</p>	<p>Deliver on the population target for the Municipal District, especially in the main towns.</p> <p>Promote the economic development of the area.</p> <p>Co-ordinate new housing development and the delivery of social and community infrastructure</p> <p>Decrease journey time and distance travelled to work during the lifetime of the plan.</p> <p>All large scale housing development to be accompanied by a Design Statement.</p>	<p>Significant <del>increase</del> <b>change</b> in the population of the main towns.</p> <p>Distance and mode of transport to work/school.</p>
<p><b>Human Health (HH)</b></p> <p><b>EPO 2:</b> To protect and enhance human health and manage hazards or nuisances arising from traffic &amp; incompatible land uses.</p>	<p>Avoid incompatible development nears SEVESO sites or IPPC licensed sites</p> <p>Ensure new development is well served with community facilities and facilitates including walking and cycling routes.</p>	<p>No of planning permissions granted within the consultation distance of Seveso sites/IPPC facilities.</p> <p>No of new primary health care/schools/creches/ community facilities provided.</p> <p>Amount of (Km) new cycleways provided.</p>
<p><b>Biodiversity, Flora and Fauna (BFF)</b></p> <p><b>EPO 3:</b> Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management,</p>	<ul style="list-style-type: none"> <li>• Maintain the favourable conservation status of all habitats and species, especially those protected under national and international legislation.</li> <li>• Implement the actions of</li> </ul>	<ul style="list-style-type: none"> <li>• Number of developments receiving planning permission within designated sites or within the consultation distance of designated sites where the HDA process identified potential for impacts.</li> </ul>

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
including the ecological corridors between them.	<p>the Cork County Biodiversity Action Plan.</p> <ul style="list-style-type: none"> <li>• Establishment of a Green Infrastructure Strategy for the County</li> <li>• Protect habitats from invasive species</li> </ul>	<ul style="list-style-type: none"> <li>• Reduction in the quantum of greenfield land in the county as measured by the increase in the amount of brownfield land associated with each settlement and the no. of one off houses being built in the countryside.</li> <li>• Number of actions achieved in Biodiversity Action Plan</li> <li>• Progress on Green Infrastructure strategy</li> </ul>
<p><b>Soil (S)</b></p> <p><b>EPO 4:</b> Protect the function and quality of the soil resource in the Ballincollig Carrigaline Municipal District</p>	<p>Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Encourage sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste.</p>	<p>No of brownfield sites that have been redeveloped. Volume of construction and demolition waste recycled. Reduction in number of vacant and derelict buildings.</p>
<p><b>Water (W)</b></p> <p><b>EPO 5:</b> Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.</p>	<p>To achieve <b>at least</b> 'good' status in all bodies of surface waters (lakes rivers, transitional and coastal waters). 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. Encourage future population growth in areas served by urban waste water treatment plants and public water supplies.</p>	<p>Trends in classification of overall status of surface water under Surface Water Regulations 2009 (SI No 272 of 2009)</p> <p>Trends in Classification of Bathing Waters as set by Directive 2006/7/EC.</p> <p>Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.</p> <p>No of households served by urban waste water treatment plants/ septic tanks/ individual WWTP or other systems.</p> <p>No of households served by public water supplies.</p> <p>% of water unaccounted for.</p>
<p><b>Air Quality and Climate Factors (AQ/C)</b></p> <p><b>EPO 6:</b> Protect and improve air</p>	<p>Ensure air quality monitoring results are maintained within appropriate emission limits.</p>	<p>Trends in Air Quality monitoring data.</p> <p>Percentage of population travelling to work by public</p>

<b>Table 4.1: List of Environmental Protection Objectives, Targets and Indicators</b>		
<b>Environmental Protection Objective</b>	<b>Targets</b>	<b>Indicators</b>
<p>quality.</p> <p><b>EPO 7:</b> Contribute to mitigation of, and adaptation to, climate change.</p>	<p>Increase modal shift in favour of public transport, walking and cycling.</p> <p>Encourage production and use of renewal energy.</p> <p>Encourage energy efficiency in building design and construction.</p> <p>Provide flood protection measures where appropriate.</p> <p>Avoid inappropriate development in areas of flood risk.</p>	<p>transport, walking or cycling.</p> <p>No of wind turbines permitted.</p> <p>No of developments permitted within areas at risk of flooding.</p>
<p><b>Cultural Heritage (CH)</b></p> <p><b>EPO 8:</b> Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.</p>	<p>No loss of or adverse impact on the fabric or setting of monuments on the Record of Monuments (RMP).</p> <p>No loss of or adverse impact on the architectural heritage value or setting of protected structures.</p> <p>No loss of or adverse impact on structures recorded on the National Inventory of Architectural Heritage.</p> <p>Implement the Cork County Heritage Plan</p>	<p>Loss of or adverse impact on monuments on the Record of Monuments (RMP).</p> <p>Loss of or adverse impact on protected structures included on the RPS or structures included on the NIAH.</p>
<p><b>Landscape (L)</b></p> <p><b>EPO 9:</b> Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.</p>	<p>No large scale development permitted in areas of high landscape value.</p>	<p>Number of large scale developments permitted in areas of high landscape value.</p>
<p><b>Material Assets (MA)</b></p> <p><b>EPO 10:</b> Make best use of the material assets of the area and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.</p>	<p>Develop the road, rail and public transport infrastructure of the county to facilitate sustainable growth and travel patterns.</p> <p>Ensure appropriate water services infrastructure is delivered in areas targeted for population growth.</p> <p>Protect and optimise the use of the existing building stock.</p>	<p>New critical infrastructural projects completed (projects identified by the CDP).</p>

<b>Table 4.1: List of Environmental Protection Objectives, Targets and Indicators</b>		
<b>Environmental Protection Objective</b>	<b>Targets</b>	<b>Indicators</b>
	Facilitate the sustainable expansion of production facilities to enable economic growth and create new employment opportunities. Protect and enhance green infrastructure. Protect existing recreational facilities and green infrastructure.	
<b>Flooding (F)</b> <b>EPO 11:</b> Protect flood plains and areas at risk of flooding from inappropriate development.	No inappropriate development permitted in areas at risk of flooding.  All applications in areas at risk to be accompanied by detailed a flood risk assessment.	Number and nature of developments permitted in areas at risk

Habitats Directive Screening Report  
Proposed Amendments  
for Ballincollig Carrigaline  
Municipal District Local Area Plan

Prepared by Cork County Council  
Planning Policy Unit  
April 2017

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## 1 Introduction

In November 2016 Cork County Council published the draft Ballincollig Carrigaline Municipal District Local Area Plan. Following a period of public consultation, Cork County Council has now published proposed amendments for the plan.

In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) as provided for in part XAB of the Planning and Development Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura Sites<sup>1</sup>), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant or animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process. Further detail in relation to the legislative background to Habitats Directive Assessment is available in **Appendix II** of this report.

The proposed amendments have been screened to determine whether they could have negative consequences for any Natura 2000 site. This report contains the findings of that assessment. It should be read in conjunction with the Proposed Amendments for the Ballincollig Carrigaline Municipal District Local Area Plan (April 2017) and the draft Ballincollig Carrigaline Municipal District Local Area Plan (November 2016), as well as the Habitats Directive Screening Assessment Report which was prepared for the draft Plan.

This document represents the second phase of the Habitats Directive Screening Assessment process for the Draft Ballincollig Carrigaline Municipal District Local Area Plan. It contains the findings of the Habitats Directive screening assessment of the Proposed Amendments to the plan.

## 2 How this Report Was Prepared

### Working Methods

The approach taken in the making of this assessment follows European Communities, Assessment of plans and projects significantly affecting Natura 2000 sites, Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, 2002, and on Local Government and Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009.

### Consultation

This report, with the proposed amendments has been referred to Statutory Consultees and is available for Public Consultation from Tuesday May 2<sup>nd</sup> until 4:00pm on Tuesday May 30<sup>th</sup> 2017.

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<sup>1</sup> Natura sites include Special Areas of Conservation designated under the Habitats Directive and Special Protection Areas designated under the Birds Directive. Special Areas of Conservation are sites that are protected because they support particular habitats and/or plant and animal species that have been identified to be threatened at EU community level. Special Protection Areas are sites that are protected for the conservation of species of birds that are in danger of extinction, or are rare or vulnerable. Special Protection Areas may also be sites that are particularly important for migratory birds. Such sites include internationally important wetlands.

Members of the public and other interested stakeholders have the opportunity to submit their comments and observations on the proposed amendments during that period. All matters raised will then be considered by the Council and a decision will be made whether to accept, reject or modify the proposed amendments, to reflect any issues raised. Submissions may be made in either of the following two ways:

On-line via [www.corkcoco.ie](http://www.corkcoco.ie) following the instructions provided

OR

In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.

The draft plan, the proposed amendments and this report are now available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie) and from the Planning Department Offices at County Hall and Skibbereen as well as County Council offices at Mallow and all Public Libraries. CD copies of the documents may also be requested by phone (021-4285900) or from the Planning Department.

#### **Data Sources, Gaps and Limitations**

The information contained in this report is based on a desktop review of information relating to these sites and to the habitats and species that they support. References and data used are cited in the back of this report.

### **3 Natura 2000 Sites Within the Potential Impact Zone of the Plan**

The Ballincollig Carrigaline Municipal District covers a small but heavily populated area extending from Ballincollig around the southern boundary of the city and along the western side of Cork Harbour. The MD encompasses the main towns of Ballincollig and Carrigaline as well as the South City Environs including Douglas and a number of villages and smaller settlements surrounding the harbour area. The boundaries of the plan area are shown on **Figure 1** below.

Figure 1: Cork Municipal Districts Areas



Table 1 below sets out the Natura 2000 sites which are subject to screening in this report. It includes all Natura 2000 sites within the plan boundary area and Natura 2000 sites within 15km of the plan boundary. The habitats and species for which these sites are designated are also listed. The potential for Natura 2000 sites that are >15km from the plan boundary area to be affected by policies set out in the draft plan was also considered. This could include sites which are hydrologically connected to watercourses or water bodies within the plan boundary area. No such sites were identified. These sites are identified in Figure 2.

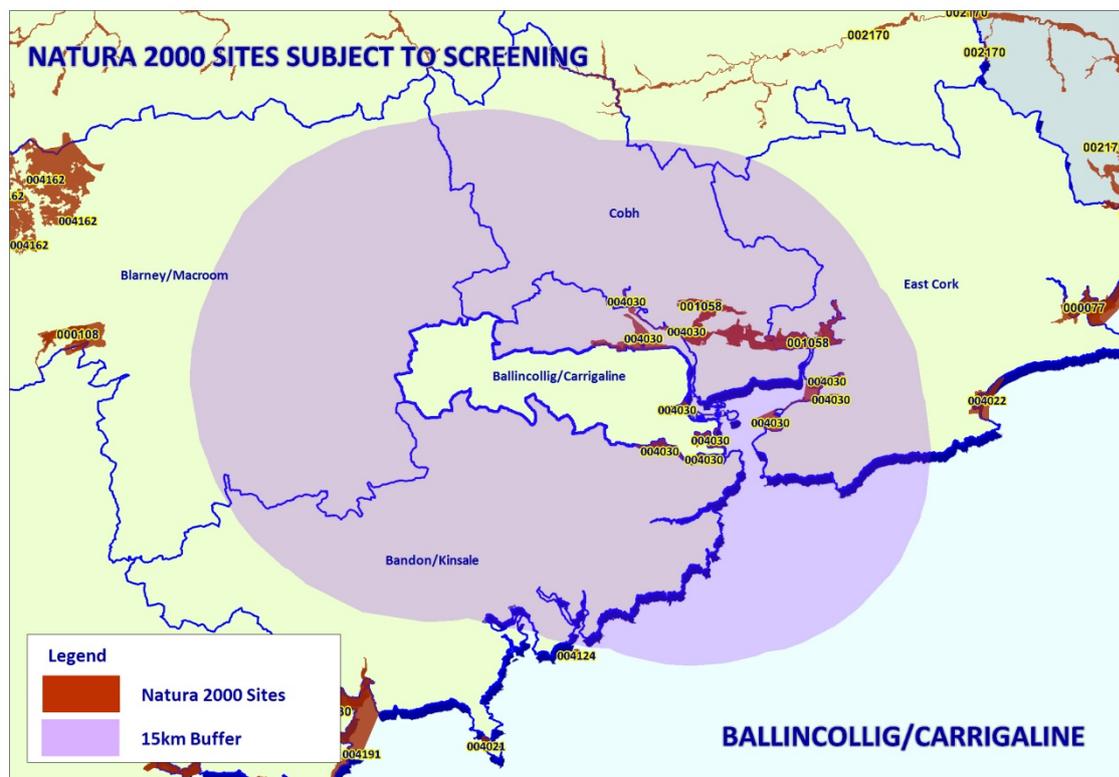
Table 1 All Natura Sites Within the Ballincollig Carrigaline MD or within 15km of the District			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
1058	Great Island Channel SAC	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</li> </ul>	To maintain the favourable conservation condition of the following habitats for which the Barley Cove to Ballyrisode SAC is designated: <ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> </ul>

Table 1 All Natura Sites Within the Ballincollig Carrigaline MD or within 15km of the District			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]</li> </ul> <p>which are defined by attributes and targets set out in <a href="#">Conservation Objectives for the Great Island Channel SAC (June 2014)</a> available at <a href="http://www.NPWS.ie">www.NPWS.ie</a></p>
4030	Cork Harbour SPA	<ul style="list-style-type: none"> <li>Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>Grey Heron (<i>Ardea cinerea</i>) [A028]</li> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Pintail (<i>Anas acuta</i>) [A054]</li> <li>Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>Curlew (<i>Numenius arquata</i>) [A160]</li> <li>Redshank (<i>Tringa totanus</i>) [A162]</li> <li>Black-headed Gull (<i>Chroicocephalus</i></li> </ul>	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> <li>Little Grebe (<i>Tachybaptus ruficollis</i>) [A004]</li> <li>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>Grey Heron (<i>Ardea cinerea</i>) [A028]</li> <li>Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>Wigeon (<i>Anas penelope</i>) [A050]</li> <li>Teal (<i>Anas crecca</i>) [A052]</li> <li>Pintail (<i>Anas acuta</i>) [A054]</li> <li>Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>Lapwing (<i>Vanellus vanellus</i>) [A142]</li> <li>Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> </ul>

Table 1 All Natura Sites Within the Ballincollig Carrigaline MD or within 15km of the District

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p><i>ridibundus</i>) [A179]</p> <ul style="list-style-type: none"> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	<p>[A157]</p> <ul style="list-style-type: none"> <li>• Curlew (<i>Numenius arquata</i>) [A160]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> </ul> <p>and to maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resources for the regularly-occurring migratory birds that utilise it as defined by attributes and targets set out in <a href="#">Conservation Objectives Cork Harbour SPA Dec 2014</a> and the <a href="#">Cork Harbour SPA Conservation Objectives Supporting Document</a> which are available at <a href="http://www.NPWS.ie">www.NPWS.ie</a></p>

Figure 2 Natura Sites Subject to Screening



#### 4 Summary of Proposed Amendments

There were a total of 229 submissions received during the public consultation period on the Draft Ballincollig Carrigaline Municipal District Area Local Area Plan. Most of the submissions related to issues in the five main towns and key assets within the electoral area, while a number of the submissions related to Strategic Land Reserves, the M28 and to the county as a whole.

A total of 160 amendments are proposed to be made to the plan arising from consideration of these submissions and following . The proposed amendments can be categorised as follows:

- amendments clarifying links to CDP policies in relation to protection of the natural environment, water resources and cultural heritage assets;
- amendments to clarify policies to reflect National Guidance – retail guidelines, flood risk etc, provision of water and waste water infrastructure;
- amendments clarifying the Council’s approach to Core Strategy;
- amendments relating to areas identified in the draft plan as possible Strategic Land Reserves;
- amendments to set out further detail in relation to future development of proposed Urban Expansion Areas at Shannonpark and Maglin;
- amendments to zone additional land or rezone already zoned land arising from public submissions;
- amendments relating to location specific policies arising from public submissions;

- amendments arising from Habitats Directive Screening Assessment and/or Strategic Environmental Assessment of the draft plan\*;
- amendments to correct flood zone maps;
- minor amendments to correct inaccuracies / errors in the draft plan;

\*all recommendations for changes made arising from the Habitats Directive Screening Assessment of the draft Plan were accepted and amendments have been proposed to be made to the plan to deal with these recommendations.

## **5 Screening Assessment**

All of the proposed amendments were assessed to determine whether they might possibly have negative implications for one or more Natura site. The main focus of the assessment was to identify whether the proposed amendments might

- increase pressure for development within or near these sites;
- encourage or facilitate increased levels of human activity within or near these sites; or
- increase pressure on key resources such as water quality within these sites.

**Table 2** below summarises the findings of the assessment and identifies proposed amendments identified to be of some concern during the assessment process. The full assessment is set out in **Appendix I** of this report.

**Table 2: Summary of Outcome of Screening of Proposed Amendments**

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	EU site which may be impacted	Details of proposed amendment	Potential Impact
Proposed new zonings within Natura 2000 sites.	None	n/a	n/a	n/a	n/a	n/a
Proposed new zonings adjacent to Natura 2000 sites.	None	n/a	n/a	n/a	n/a	n/a
Proposed amendments facilitating increased population targets within sensitive Natura catchments.	None	n/a	n/a	n/a	n/a	n/a
Proposed amendments which could increase levels of human activity within or near Natura 2000 sites.	None	n/a	n/a	n/a	n/a	n/a
Other amendments which could have the potential to impact on any Natura 2000 site.	None	n/a	n/a	n/a	n/a	n/a

## 6 Screening Conclusion

<b>Ballincollig-Carrigaline Municipal District Local Area Plan Proposed Amendments - Screening Conclusion</b>	
<b>Natura 2000 sites subject to Screening for Appropriate Assessment</b>	Great Island Channel SAC (1058) Cork Harbour SPA (4030)
<b>Description of the Amendments</b>	See Appendix I of this report and Proposed Amendments Document.
<b>Are the Amendments Directly Connected with Or Necessary to the Management of the Natura 2000 sites identified above</b>	No
<b>Are there other projects or plans that together with these amendments which could give rise to cumulative impacts on any of the above listed sites.</b>	<p>Other plans that set land use policy and promote the development of economic, tourism, agriculture activity in within the catchment of Cork Harbour may include policies whose implementation could result in negative ‘in combination’ effects on habitats and species for which the Great Island Channel SAC and the Cork Harbour SPA are designated include <i>inter alia</i>:</p> <ul style="list-style-type: none"> <li>• Atlantic Gateways Initiative 2006</li> <li>• Common Agricultural Policy (2014-2020)</li> <li>• Cork Area Strategic Plan (2008)</li> <li>• Cork City Development Plan (2015-2021)</li> <li>• Draft Local Area Plan - East Cork Municipal District 2016</li> <li>• Draft Local Area Plan – Cobh Municipal District 2016</li> <li>• Forests, products and people – Irelands forest policy-a renewed vision 2014</li> <li>• Harvest 2020-A Vision for Irish Agri-Food and Fisheries</li> <li>• Marine Leisure Infrastructure Strategy for the Southern Division of Cork County 2010-2020</li> <li>• National Climate (2007-2012) Climate Adaptation Framework (2012)</li> <li>• National Development Plan 2007-2013</li> <li>• National Renewable Energy Action Plan</li> <li>• National Spatial Strategy</li> <li>• National Tourism Action Plan 2016-2018</li> <li>• National Waste Management Plan 2004-2009</li> <li>• Smarter Travel. A New Transport Policy for Ireland 2009-2020</li> <li>• South Western Regional Planning Guidelines 2010-2022</li> </ul> <p>The primary issues of concern are policies which could increase pressure for development within designated sites, policies resulting in an increased pressure on water quality, policies which may hinder natural hydrological</p>

	processes within the coastal zone and policies which increase human activity within and near areas of high importance for feeding and roosting birds.
<b>Assessment of Significant Effects</b>	
<b>Describe how the proposed amendments (alone or in combination is likely to affect Natura 2000 sites)</b>	No proposed amendments were identified which were considered to be likely to give rise to significant negative impacts on any Natura 2000 site.
<b>Recommended changes to the plan</b>	No changes or modifications are required to be made to the proposed amendments on foot of the Habitats Directive Screening Assessment.
<b>List of Agencies Consulted</b>	The proposed amendments and this report will be referred to all of the relevant Statutory Authorities and will be available for consideration by the general public from May 2 <sup>nd</sup> to May 30 <sup>th</sup> 2017.
<b>Conclusion</b>	It is considered that potential for the proposed amendments to give rise to significant negative effects on the Natura 2000 network can be screened out.
<b>Data Collected to Carry Out the Assessment</b>	
<b>Who carried out the assessment</b>	Planning Policy Unit Cork County Council
<b>Sources of Data</b>	See references
<b>Level of Assessment Completed</b>	Screening for Appropriate Assessment
<b>Where can the full results of the assessment be accessed and viewed</b>	Habitats Directive Assessment will continue through the process of making this plan. All documents associated with the process will be available at <a href="http://www.corkcoco.ie">www.corkcoco.ie</a>

## Sources of Information

### National Parks and Wildlife Service Data

Information relating to individual Natura 2000 sites including Article 17 Conservation Assessment Reports for Habitats and Species in Ireland (2013), individual site synopses, Natura 2000 data forms, and information relating to the qualifying features and conservation objectives of individual sites was sourced from the NPWS database ([www.NPWS.ie](http://www.NPWS.ie))

### Guidance

Guidance used in the preparation of this report included the following:

European Communities, Managing Natura 2000 sites. The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Communities, 2000.

European Communities, Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Communities, 2001.

Environment, Heritage and Local Government. Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities. 2009.

## Appendix I Proposed Amendments Screening Assessment

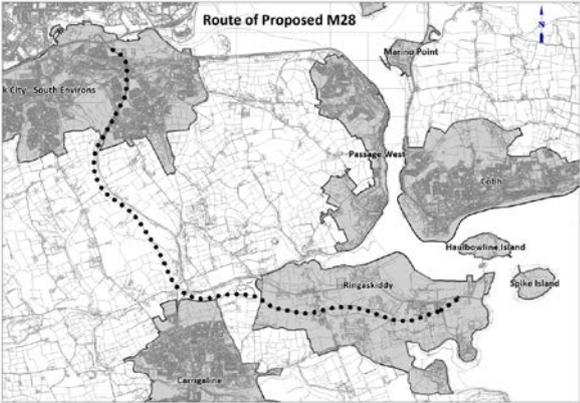
Please refer to Proposed Amendments documents for Maps and Appendices referred to in this table.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment																														
	<b>Section 1: Introduction</b>																																
BC.01.01.00	<p>Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans.</p> <table border="1"> <thead> <tr> <th colspan="5">Table 1.1: Municipal Districts in County Cork</th> </tr> <tr> <th></th> <th>Municipal District</th> <th>Population 2011</th> <th>Main Towns</th> <th>No of villages</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ballincollig-Carrigaline</td> <td>71,946</td> <td>Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy</td> <td>5</td> </tr> <tr> <td>2</td> <td>Bandon-Kinsale</td> <td>42,454</td> <td>Bandon, Kinsale <b>(Kinsale Town Development Plan, 2009)</b></td> <td>34</td> </tr> <tr> <td>3</td> <td><b>Blarney-Macroon</b></td> <td><b>43,398</b></td> <td>Blarney, Macroon <b>(Macroon Town Development Plan, 2009)</b></td> <td><b>54</b></td> </tr> <tr> <td>4</td> <td>Cobh</td> <td>53,544</td> <td>Carrigtwohill, Cobh <b>(Cobh Town Development Plan 2013)</b> , Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic</td> <td>24</td> </tr> </tbody> </table>	Table 1.1: Municipal Districts in County Cork						Municipal District	Population 2011	Main Towns	No of villages	1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5	2	Bandon-Kinsale	42,454	Bandon, Kinsale <b>(Kinsale Town Development Plan, 2009)</b>	34	3	<b>Blarney-Macroon</b>	<b>43,398</b>	Blarney, Macroon <b>(Macroon Town Development Plan, 2009)</b>	<b>54</b>	4	Cobh	53,544	Carrigtwohill, Cobh <b>(Cobh Town Development Plan 2013)</b> , Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic	24	6 Text Change Only	No issue of concern identified.
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Ref.	Amendment					Draft LAP Page No.	Habitats Directive Screening Assessment
				Development Zone)			
	5	East Cork	42,399	Midleton <b>(Midleton Town Development Plan 2013),</b> Youghal <b>(Youghal Town Development Plan, 2009)</b>	30		
	6	Fermoy	42,226	Charleville, Fermoy <b>(Fermoy Town Development Plan, 2009),</b> Mitchelstown	29		
	7	Kanturk- Mallow	47,305	Buttevant, Kanturk, Mallow <b>(Mallow Town Development Plan, 2009)</b> Millstreet, Newmarket	46		
	8	West Cork	56,530	Bantry, Castletownbere, Clonakilty <b>(Clonakilty Town Development Plan, 2009),</b> Dunmanway, Schull, Skibbereen <b>(Skibbereen Town Development Plan, 2009)</b>	67 & 7 Inhabited Islands		
BC.01.01.01	<p>Overall Approach: Key Policies City Gateway's Initiative insert the following paragraph after paragraph 1.5.30</p> <p><b>Initially this initiative will focus on aesthetic and environmental improvements in these areas in advance of an integrated land use and development framework to be conducted in collaboration with the relevant</b></p>					18 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<b>stakeholders including, relevant landowners, Cork City Council, the National Transport Authority and Transport Infrastructure Ireland.</b>		
BC.01.01.02	<p>Overall Approach: Key Policies Insert additional paragraph after the Regeneration Areas paragraph 1.5.23</p> <p><b>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a vacant sites register, identifying sites on which a vacant site levy can be applied.</b></p> <p><b>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register.</b></p> <p><b>This will be achieved through a focussed application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</b></p>	17 Text Change Only	No issue of concern identified.
BC.01.01.03	<p>Overall Approach: Key Policies Section 1.5.57: Add text, as follows:</p> <p><b>During the lifetime of this plan, the Council will undertake to review and update the recreational and amenity analysis previously undertaken by the Forward Planning section of the Council.</b></p>	28 Text Change Only	No issue of concern identified.
BC.01.01.04	<p>Overall Approach: Key Policies Section 1.5.56 Add text, as follows:</p> <p><b>A Transport Strategy for Cork Metropolitan Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metropolitan Cork. It will be used to inform transport investment levels and prioritisation and will provide an analytical basis for integration of land use and transport planning – social, economic and environmental indicators. The Strategy will be able to inform sustainable land use policy formulation.</b></p> <p><b>Cork County Council and Cork City Council have prepared a cycling network plan for the Cork Metropolitan area and surrounding towns. The objective of the project is to provide a clear plan for the future development of the cycling network within the Metropolitan Area to encourage greater use of cycling for trips to work,</b></p>	28 Text Change Only	Cycling Plan has been through Habitats Directive Assessment process. No issue of concern identified.

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	school, recreation and leisure. The relevant routes are mapped for each of the settlements of Ballincollig, Carrigaline, the South Environs, Ringaskiddy and Passage West and can be found in the Cork Cycle Network Plan.		
BC.01.01.05	<p>Insert new Heading “Housing Density” and additional text after “Green Infrastructure” as follows:</p> <p><b>The approach to housing density used in this Plan is explained in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A, Medium B, along with an accompanying guide to densities in Table 3.1 Settlement Density Guide.</b></p>	28 Text Change Only	No issue of concern identified.
BC.01.01.06	<p>Insert the following text in Section 1.5 of LAP as follows (insert after objective table IN-01)</p> <p><b>Managing Downstream Flood Impacts.</b> <b>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no to adverse on the standard of defence provided.</b></p>	29 Text Change Only	No issue of concern identified.
BC.01.01.07	<p>Volume 1, Section 1. Overall Approach – Key Policies</p> <p>Insert additional text as new paragraph after 1.5.56, with contextual map, as follows: (Text and Contextual Map Change)</p> <p><b>The N-28 National Primary route links Ringaskiddy to Cork City and onwards to the wider regional and National road network. It is proposed to construct a new M28 Motorway from Cork to Ringaskiddy from the existing N28 N40 Bloomfield interchange on the South Ring Road to Ringaskiddy village. The new road will remain online using the existing N28 from the Bloomfield interchange to Carrs Hill and from there the route will go off line to the west of the existing N28 passing between the existing Shannonpark roundabout and Carrigaline. From there the route will pass to the</b></p>	28 Text Changes (with contextual map).	An Environmental Impact Statement and a Natura Impact Statement are currently in prep for new M28. The project will be subject to Environmental Impact Assessment and Appropriate Assessment by the Consenting

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>south of Shanbally and Ringaskiddy villages where it will terminate at the new Port of Cork facility at Ringaskiddy. The M28 Motorway will pass through the following zoned land RY-I-03, RY-I-04, RY-O-03, RY-O-4, RY-I-10, RY-I-11, RY-I-13, RY-I-14 and RY-I-15. On these zoned lands this will result in severance of strategic land banks and Cork County Council will engage with all relevant parties to future optimise and maximise the large amount of land zoned for Industry at this location.</p> <p>The new motorway will have a greater capacity particularly for freight vehicles making journeys to and from the port. The development of this road scheme is being promoted by Cork County Council and is funded by Transport Infrastructure Ireland (TII) it is critical that the M28 project be finalised as quickly as possible in order to bring certainty and assurance of commitment to existing and future investment in the Ringaskiddy area. This planned upgrade represents an important catalyst for the economic development of Cork and the South-West region.</p>  <p>Insert Specific Development Objective RY-U-02 as Local Area Plan Objective IN-02, inserting after new paragraph, as follows: (Text Change)</p> <p><b>RY-U-02: M-28 Cork to Ringaskiddy Motorway Scheme. Finalisation of this route and development of the road will be subject to Environmental Impact Assessment and where necessary a Habitats Directive Assessment. Regard will be had in the design of the route to avoiding and mitigating impacts on sensitive environmental and heritage resources, as well as impacts on communities.</b></p>		<p>Authority - An Bord Pleanála,. No issues of concern identified at this point.</p>

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
BC.01.02.01	<p>Volume 1, Section 3. Main Towns</p> <p>Delete paragraphs 1.5.31 – 1.5.44 and insert additional text relating to Strategic Land Reserve and Active Land Management as set out in section 4 of this Report.</p> <p>(See document <i>Proposed Amendments to the Draft Local Area Plan – Section 4</i> - for proposed additional text).</p>	18 - 26 Text Change Only	No issue of concern identified.
<b>Section 2: Local Area Plan Strategy</b>			
BC.02.02.01	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Revise Table 2.2 to Amend Net Residential Areas and Housing Yield figures for Ballincollig ,Carrigaline, Cork City South Environs, Passage West.</p> <p>(See document <i>Proposed Amendments to the Draft Local Area Plan –Amendment Ref. No. BC.02.02.01</i> - for proposed revised table).</p> <p><b>During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances.</b></p> <p><b>The net estimated requirement to meet the needs of the Municipal District is 347Ha – leaving no headroom, or, including South Carrigaline a headroom of 45Ha or 13%.</b></p> <p><b>Note: During the lifetime of this plan, the council will initiate an Active Land Management process to help address the fact that not all residential zoned lands delivers housing. The above table should be considered within the context of this Active Land Management process / Strategic Land Reserve narrative as set out in section 4 of this [CE Report] report.</b></p>		<p>Revisions to numbers as proposed in this table are to reflect numbers shown in CDP of 2014. No increase in population target is proposed for environs of Cork Harbour beyond that which was proposed in CDP of 2014. As per CDP 2014, a Wastewater Management Strategy must be prepared for the Harbour which will inform how wastewater arising from population increases will be managed. This is referenced in the revised LAS-01 (I). No issue of concern identified.</p>
BC.02.02.02	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Add text to paragraph 2.6.9, as follows:</p> <p><b>In addition other areas identified as being of been of local ecological and biodiversity importance will be protected.</b></p>	41 Text Change Only	No issue of concern identified.
BC.02.05.03	Volume 1, Section 2 Local Area Plan Strategy	39	No issue of

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>Large Scale Retail Warehousing Delete Paragraph 2.5.7 and replace with revised text as follows;</p> <p>2.5.7 The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. As detailed in the RPG’s the scale of such outlets requires a regional, if not national, population catchment. In this regard a proposal for such a retail warehouse development in excess of 6,000 sq. metres may be appropriate in Cork Gateway. Specific criteria regarding such developments are set out in the RPG’s and in particular such developments must accommodate a range of bulky goods together with a range of customer facilities which require a national population catchment. Furthermore such developments must not adversely affect the efficiency of the national road network and it be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads taking account of the opportunities for encouraging a modal split towards more sustainable travel modes. Such development should also be served by existing or planned public transport services. The potential impact of a retail warehouse in excess of 6,000 sq. metres will need to be carefully examined in the context of this guidance.”</p> <p><b>The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork.” Specific criteria regarding such developments are set out in the Retail Planning Guidelines as follows;</b></p> <ul style="list-style-type: none"> <li>a) <b>Will accommodate a range of predominantly bulky goods under one roof, together with a range of customer facilities (e. restaurant, crèche), on a scale which requires a regional, if not national, population catchment;</b></li> <li>b) <b>Is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that proposals can demonstrate the development</b></li> </ul>	Text Change Only	concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes;</p> <p>c) Will be served by existing or planned public transport services;</p> <p>d) Will make adequate provision for those opting for home delivery of goods other than by private car;</p> <p>e) Will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and</p> <p>f) Will take account of the vitality/viability criteria in respect of city/town centres set in the Retail Planning Guidelines and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre locations.</p> <p>Any proposed sites designated for this use would in particular need to satisfy the locational criteria at (b) and (c) above.</p> <p>The potential impact of a retail warehouse in excess of 6,000 sq. m. Will need to be carefully examined in the context of this guidance.</p>		
BC.02.05.04	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Section 2.5 Insert New Heading and Paragraphs, as follows:</p> <p><b>Outlet Centres</b></p> <p>Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012) describes outlet centres as ‘groups of stores retailing end-of-season or discontinued items at discounted prices and are typically located in out-of-centre locations.’ Furthermore, the Retail Planning Guidelines highlight the following characteristics of outlet centres:</p> <p>‘The success of these outlet centres depends on attracting customers from a wide catchment area, and</p>	39-40 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>from the tourism sector. When they are located out-of-town on Greenfield sites, they can divert a significant amount of expenditure on comparison shopping goods away from established city/town centres and tourist centres even some distance away. Nonetheless, outlet centres within or immediately adjacent to a city or town centre can generate commercial synergies with the established retail outlets, thereby raising the profile of the centre and enhancing aggregate turnover on retail goods and leisure activities.'</p> <p>'It should be recognised, however, that outlet centres are unlikely to succeed commercially in close proximity to the main urban centres in Ireland because retailers do not normally choose to trade at a large discount in direct competition with their high street outlets. However, experience shows that this constraint is unlikely to arise with smaller or secondary town centres, especially those in areas which attract large numbers of tourists.'</p> <p><i>Retail Planning Guidelines for Planning Authorities (2012)</i></p> <p>Hence, having regard to the specific niche market that outlet centres operate within, applicants need to demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations. In addition, applicants can benefit from proposing a location that attracts large numbers of tourists.</p> <p>Furthermore, potential locations of outlet centres should be such that they complement existing retail offerings / established tourist areas, and having regard to the foregoing, locations within Metropolitan Cork emerge as the most appropriate location to create those economic synergies.</p> <p>Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:</p> <ul style="list-style-type: none"> <li>• will accommodate predominantly the retailing of end-of-season or discontinued items;</li> <li>• demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations;</li> <li>• demonstrate ability to reinforce existing tourism sector;</li> <li>• the provisions of the Cork County Development Plan and Metropolitan Cork Joint Retail Strategy;</li> </ul>		

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<ul style="list-style-type: none"> <li>• the sequential test set out in chapter 4 of the Retail Planning Guidelines for Planning Authorities;</li> <li>• is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that the proposal can demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes;</li> <li>• will be served by existing or planned public transport services;</li> <li>• will make adequate provision for private car use;</li> <li>• will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and,</li> <li>• will take account of the vitality/viability criteria in respect of city/town centres set out in the Retail Planning Guidelines for Planning Authorities (2012) and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre location.</li> </ul>		
BC.02.06.02	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Delete LAS-01(a) and replace with new Objective LAS-01, as follows:</p> <p>a) <b>In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</b></p> <p>Include additional objectives in LAS-01 as follows:</p> <p>g) <b>All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as</b></p>	42 Text Change Only	Arose in part from HDA screening of draft plan. No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014.</p> <p>h) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>i) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014.</p> <p>j) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed in Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>k) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 -1-5 &amp; HE 4 1-5) of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p>l) The Council is committed to the preparation and implementation of a Wastewater Management Strategy for the Cork Harbour Area as per the 2014 County Development Plan.</p>		
BC.02.06.03	<p>Insert additional text heading and paragraph after Section 2.2, as follows:</p> <p><b>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to</b></p>	33 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.		
	<b>Section 3: Main Towns and Key Assets</b>		
BC.03.01.01	Volume 1, Section 3, Main Towns Delete text in paragraph 3.2.5, as follows: <del>Where a town had a former Town Development Plan for the Town Council these have been included in this plan to form a coherent planning policy framework for the town as a whole.</del>	44 Text Change Only	No issue of concern identified.
BC.03.01.02	Coastal Flood Zone Mapping Amendment: Carrigaline, Ringaskiddy and Passage West It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 5. <i>See Amendment Ref No.s BC.03.04.33, BC.03.06.17, and, BC.03.07.15 for each individual map amendment.</i>	90,132,146 Mapping Change Only	No issue of concern identified.
	<b>Ballincollig</b>		
BC.03.03.01	Volume 1, Section 3. Main Towns Add text to paragraph 3.3.41, as follows: <b>A Primary Health Care centre will be required in Ballincollig.</b>	49 Text Change Only	No issue of concern identified.
BC.03.03.02	Volume 1, Section 3. Main Towns Add text to paragraph 3.3.48, as follows: <b>A traffic and transportation plan will be carried out during the lifetime of the plan.</b>	50 Text Change Only	No issue of concern identified.
BC.03.03.03	Volume 1, Section 3. Main Towns Insert additional objective BG-GO-08 <b>“To preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 - 1-5 &amp; HE 4 1-5) of the County Development Plan 2014.</b>	62 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<b>This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes”.</b>		
BC.03.03.04	Volume 1, Section 3. Main Towns Objective BG-R-03, insert land area <b>3.66</b> .	63 Text Change Only	No issue of concern identified.
BC.03.03.05	Volume 1, Section 3. Main Towns Objective BG-R-05, insert land area <b>3.2</b> .	63 Text Change Only	No issue of concern identified.
BC.03.03.06	Volume 1, Section 3. Main Towns Insert the following text in objective BG-R-06 <b>As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location. Noise attenuation measures should be provided along the boundary with the N22</b>	63 Text Change Only	No issue of concern identified.
BC.03.03.07	Volume 1, Section 3. Main Towns Objective BG-R-08, insert land area <b>12.25</b> .	63 Text Change Only	No issue of concern identified.
BC.03.03.08	Volume 1, Section 3. Main Towns Objective BG-R-09, insert land area <b>26.2</b> .	63 Text Change Only	No issue of concern identified.
BC.03.03.09	Volume 1, Section 3. Main Towns Objective BG-R-10, insert land area <b>24.9</b> .	63 Text Change Only	No issue of concern identified.
BC.03.03.10	Volume 1, Section 3. Main Towns Objective BG-R-11, insert land area <b>13.62</b> .	63 Text Change Only	No issue of concern identified.
BC.03.03.11	Volume 1, Section 3. Main Towns Objective BG-R-11 mapping change and consequential reduction in site area. <i>A consequential change will arise, as mapped area to be removed from BG-R-11 will be included as ‘Existing Built Up Area.’</i>	63 and 66 Text (site area text) and Map Change	No issue of concern identified.
BC.03.03.12	Volume 1, Section 3. Main Towns Objective BG-R-12, insert land area <b>12.8</b> .	64 Text Change Only	No issue of concern identified.

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BC.03.03.13	Volume 1, Section 3. Main Towns  Objective BG-R-13, insert land area <b>19.8</b> .	64 Text Change Only	No issue of concern identified.
BC.03.03.14	Volume 1, Section 3. Main Towns  Objective BG-R-14, insert land area <b>10.9</b> .	64 Text Change Only	No issue of concern identified.
BC.03.03.15	Volume 1, Section 3. Main Towns  Objective BG-R-15, insert land area <b>13.8</b> .	64 Text Change Only	No issue of concern identified.
BC.03.03.16	Volume 1, Section 3. Main Towns  Delete Objective BG-R-16  <del>BG-R-16 Medium A Density Residential Development. 13.8</del>	64 Text Change Only	No issue of concern identified.
BC.03.03.18	Volume 1, Section 3. Main Towns  Amend BG-T-01 (Town Centre Uses) to BG-R-16  <b>Medium A Density Residential Development 0.6 h</b>	64 Text and Mapping Change	No issue of concern identified.
BC.03.03.19	Volume 1, Section 3. Main Towns  Ballincollig - Land Use Zoning Map  <b>Insert route and labels for U-03,U-04 and U-08</b>	66 Mapping Change Only	No issue of concern identified.
BC.03.03.20	Volume 1, Section 3. Main Towns  BG-R-01, include provision of a school and label BG-C-05  <i>A consequential additional text objective for BG-C-05 will also arise.</i>	66 Mapping Change (and consequential additional text)	No issue of concern identified.
BC.03.03.21	Volume 1, Section 3. Main Towns  BG-T-03, insert additional text, as follows:  Completion of the Ballincollig Town Centre (former Murphy Barracks) site for town centre uses. <b>The redevelopment of vacant properties for office based activities including incubator units and start ups will be considered in this area.</b>	64 Text Change Only	No issue of concern identified.
BC.03.03.22	Volume 1, Section 3. Main Towns  Amend text of paragraph 3.3.11, as follows: insert word (Maglin) and delete has been identified as a Special Policy Area.	46 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>The land to the south of the town (<b>Maglin</b>) represents a major strategic housing and employment development opportunity for Metropolitan Cork. This plan will facilitate the delivery of these lands for development and enhance Ballincollig's important residential and employment function in Cork. The majority of Ballincollig's growth will therefore be catered for on a significant portion of this land to the south of the town. <del>which has been identified as a Special Policy Area.</del></p>		
BC.03.03.23	<p>Volume 1, Section 3. Main Towns</p> <p>Paragraph 3.3.46 insert additional text outlined in bold.</p> <p>A new model for public transportation within Metropolitan Cork which includes Ballincollig is currently being developed by the National Transport Authority (NTA) and it is anticipated that this model will become operational during the lifetime of this plan. <b>If improved public transport is to be delivered, then the new development planned for the town will need to deliver housing at appropriate densities in the areas close to the nodal points on the new transportation network.</b></p>	50 Text Change Only	No issue of concern identified.
BC.03.03.24	<p>Volume 1, Section 3. Main Towns</p> <p>Paragraph 3.3.48 insert new text , as follows:</p> <p>The town also has a relatively good internal road network; it is however acknowledged that as the town grows it is important that other roads are improved in order to cope with the additional traffic volumes particularly from new development areas to the south. Improvements to pedestrian facilities are also required. <b>During the lifetime of the plan, growth in background traffic levels, new development in the area and the need to provide additional capacity for future growth are likely to necessitate the following road network improvements:</b></p> <ol style="list-style-type: none"> <li><b>1. Poulavone Roundabout;</b></li> <li><b>2. Angler's Rest junction N22/R618 and</b></li> <li><b>3. Killumney Road extension to CIT/CSIP</b></li> </ol> <p><b>A traffic and transportation plan will be carried out during the lifetime of this plan.</b></p>	50 Text Change Only	No issue of concern identified.
BC.03.03.25	<p>Volume 1, Section 3. Main Towns</p> <p>Paragraph 3.3.50 insert additional text, as follows:</p>	50 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p><b>The town and its surrounding are relatively flat creating the opportunity to encourage walking and cycling for many local journeys where adequate infrastructure is provided.</b> Consideration will need to be given to providing suitable pedestrian/cycle/vehicular access from the town centre and local schools to the Maglin Urban Expansion area to the south.</p>		
BC.03.03.26	<p>Volume 1, Section 3. Main Towns</p> <p>Paragraph 3.3.54 insert additional text outlined:</p> <p>There is a requirement to provide storm water sewers/<b>surface water management systems</b> to serve most of the development sites in the town. All new development should include attenuation measures in accordance with Sustainable Urban Drainage systems.</p>	50 Text Change Only	No issue of concern identified.
BC.03.03.27	<p>Volume 1, Section 3. Main Towns</p> <p><b>Text amendments to Maglin - Major Urban Expansion Areas:</b></p> <p>See Section 3 of Amendment Document</p> <p>(See document <i>Proposed Amendments to the Draft Local Area Plan – Section 3</i> - for proposed text amendments).</p>	52-60 Text Change Only	No issue of concern identified.
BC.03.03.28	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Objective BG-RA-01 include additional text:</p> <p>Enhancement and regeneration of the existing town centre. See BG-RN-01. <b>The redevelopment of vacant properties for office based activities including incubator units and start ups will be considered in this area.</b></p>	64 Text Change Only	No issue of concern identified.
BC.03.03.33	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Development Boundary include lands as Existing Built Up Area.</p>	66 Mapping Change Only	No issue of concern identified.
BC.03.03.36	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Objective BG-R-04, as follows:</p> <p>Medium A Density Residential Development on a phased basis. <del>Access to this site shall be directly onto the Killumney Road.</del></p> <p><del>Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Killumney Road to Maglin Road.</del></p>	63 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p><b>Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 3.1 and 3.2.</b> Noise attenuation measures should be provided along the boundary with the N22. <b>(18.9ha)</b></p>		
	<b>Carrigaline</b>		
BC.03.04.01	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text in paragraph 3.4.8 and 3.4.9, as follows:</p> <p>The County Development <b>Plan</b> 2014 established a population target of 17,870 for Carrigaline representing growth of just over 3,000 people on Census 2011 figures (14,775). This level of population growth will give rise to a growth of 2138 households with a requirement to provide an additional 2422 dwelling units in the period up to 2022. Data indicates that between 2010 and 2015, <b>130</b> dwelling units were constructed or are under construction on zoned land in Carrigaline. <del>There are planning permissions for a further xx dwelling units outstanding on zoned lands in Carrigaline.</del></p> <p>Given the level of development that has occurred to date it is estimated that an additional 2,422 housing units need to be provided. Land zoned in previous plans has the capacity for circa 2,423 of these units, however analysis of the land supply indicates that this has been reduced to 1,886 units through completion of the existing housing estate on R-07 and provision of schools on a portion of land zoned R-06. Just over 1,000 units will be accommodated on lands zoned R-07 –R-17 on lands to the north of the town.</p>	68  Text Change Only	No issue of concern identified.
BC.03.04.02	<p>Volume 1, Section 3. Main Towns</p> <p>Replace text in paragraph 3.4.22, as follows:</p> <p><del>A review of the CATP will take place during the lifetime of this plan and the viability of the relief road will be investigated in the context of other transportation options.</del> <b>Over the lifetime of the Plan Cork County Council will review traffic route options within the town and in this context the lack of connectivity between the western and southern relief roads will be examined.</b></p>	71  Text Change Only	No issue of concern identified.
BC.03.04.03	<p>Delete existing paragraph 3.4.37 and replace as shown:</p> <p><del>The town contains a number of archaeological monuments which reflect the historic significance of the</del></p>	73  Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009. All of these are Recorded Monuments which are subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendments) Act 1994. Any potential archaeological sites and their setting within the development boundary shall be protected in line with the objectives for the protection of archaeological heritage listed in the Cork County Development Plan 2009.</p> <p><b>The town contains a number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. All known archaeological sites and their setting within the development boundary shall be protected in line with the objectives outlined in the County Development plan 2014.</b></p>		
BC.03.04.04	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Paragraph 3.4.25, as follows:</p> <p>This Plan recognises the future potential of linking existing <del>cycle and</del> <b>shared-use walking and cycle routes or greenways</b> which exist in Carrigaline to those that exist in Passage West. <del>and onto Douglas and Cork City which have been identified in the Cork Metropolitan Cycling Strategy.</del></p>	72 Text Change Only	No issue of concern identified.
BC.03.04.05	<p>Volume 1, Section 3. Main Towns</p> <p>Delete paragraph 3.4.30 and replace with additional text as shown:</p> <p><del>Carrigaline's attractive location where the Owenboy River enters the Estuary has produced a variety of important areas of local biodiversity. There are two natural heritage designations at this location, namely, the Cork Harbour Special Protection Area (SPA 004030) and the Owenboy River proposed Natural Heritage Area designation (Site Code pNHA 001990), west of the town. An amenity walk has been developed along the southern banks of the Estuary (along the route of the Old Railway line) and there are objectives to extend this link further along the old railway line to link Carrigaline with Rafeen and Monkstown (U-05). There are objectives in the existing Plan to develop a further amenity walk to the north of the</del></p>	72 Text and Mapping Change (Map showing route of U-07 to be omitted)	The extension of the Greenway at Rafeen to Monkstown has been designed to avoid impacts on the Cork Harbour SPA. The proposed project has subject to Habitats Directive Screening. It has been concluded on the basis of the screening the route as designed does not pose a risk of impact on

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p><del>estuary (U-07) which should be retained.</del></p> <p>And replace with:  <b>Carrigaline's attractive location where the Owenboy River enters the Estuary has produced a variety of important areas of local biodiversity. There are two natural heritage designations at this location, namely, the Cork Harbour Special Protection Area (SPA- 004030) and the Owenboy River proposed Natural Heritage Area designation (Site Code pNHA 001990), west of the town. A Greenway has been developed along the southern banks of the Estuary (along the route of the Old Railway line) and there are objectives to extend this link further along the old railway line to link Carrigaline with Raffeen and Monkstown (U-05).</b></p>		the adjacent SPA.
BC.03.04.06	<p>Volume 1, Section 3. Main Towns</p> <p>Amend General Objective CL-GO-10, as follows:</p> <p><del>Establish a</del> <b>Further Expand the</b> network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, schools and the town centre.</p>	82 Text Change Only	No issue of concern identified.
BC.03.04.08	<p>Volume 1, Section 3. Main Towns General Objectives</p> <p>Amend Code of <del>CL-GO-08</del> to <b>CL-GO-08</b></p>	82 Text Change Only	No issue of concern identified.
BC.03.04.09	<p>Volume 1, Section 3. Main Towns General Objectives</p> <p>Amend Code of <del>CL-GO-09</del> to <b>CL-GO-09</b></p>	82 Text Change Only	No issue of concern identified.
BC.03.04.10	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Land Area in objective CL-R-07</p> <p>Delete <del>1.5</del>, insert <b>1.62</b></p>	83 Text Change Only	No issue of concern identified.
BC.03.04.11	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Land Area in objective CL-R-10 <b>12.27</b> hectares and delete <del>10.0</del></p>	84 Text Change Only	No issue of concern identified.
BC.03.04.12	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Land Area in objective CL-R-11 <b>6.63</b> hectares and delete <del>6.3</del></p>	84 Text Change Only	No issue of concern identified.
BC.03.04.13	Volume 1, Section 3. Main Towns	85	No issue of concern

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	Amend Land Area in objective CL –R-14 <b>7.9</b> hectares and delete <del>8.56</del>	Text Change Only	identified.
BC.03.04.14	Volume 1, Section 3. Main Towns Amend Land Area in objective CL–R-15 <b>5.99</b> hectares and delete <del>6.2</del>	85 Text Change Only	No issue of concern identified.
BC.03.04.15	Volume 1, Section 3. Main Towns Specific Development Objective Amend Code <del>CE-R-16</del> to <b>CL-R-16</b> Amend Land Area in objective CL –R-16 <b>4.21</b> hectares and delete <del>3.8</del>	85 Text Change Only	No issue of concern identified.
BC.03.04.16	Volume 1, Section 3. Main Towns Amend Land Area in objective CL-R 17 <b>5.09</b> hectares and delete <del>4.7</del>	85 Text Change Only	No issue of concern identified.
BC.03.04.17	Volume 1, Section 3. Main Towns Extend CL-T-01 zoning. <b>Map change and amend site area.</b>	86 Mapping Change (with consequential text modification to site area)	No issue of concern identified.
BC.03.04.18	Volume 1, Section 3. Main Towns Insert additional text to objective CL-T-01, as follows:  This area denotes the built existing footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas.  It is desirable that the inner western relief road is delivered prior to any further development. However, in order to prevent any undue delays to development, future proposals (which will include a community element) that are submitted prior to the construction of this road should be for limited development and accompanied by a detailed traffic management and access proposals. Any such development proposals in the T-01 area will provide <b>only</b> pedestrian access to the main street. Vehicular access to such developments will not be provided directly from the main street.	86 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>Delivery of the inner relief road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc. The desirable location of these future public spaces are:</p> <ol style="list-style-type: none"> <li>1.The site of the existing car park adjoining the Main Street and River;</li> <li>2.Within the town centre expansion area west of the Main Street</li> </ol> <p>And should form part of a wider public realm strategy for the town.</p> <p>Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/multi purpose building and town square. Within the site there will be opportunity for regeneration and town centre expansion. The scheme will give priority to pedestrians and cyclists and shall provide permeability to the rest of the town including the open space area directly adjacent to the site (O-02).</p> <p><b>The southern part of the site backing onto existing residential development on the Kilmoney Road will have a mix of residential development. *</b></p>		
BC 03.04.19	<p>Volume 1, Section 3, Main Towns</p> <p>Amend Objective CL-U-05, as follows:</p> <p>Provide <del>pedestrian walkway</del> <b>Greenway</b> along old railway line from the river north towards Ballyhemiken <b>where practicable.</b></p>	87 Text Change Only	No issue of concern identified.
BC.03.04.20	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Objective CI-U-08, as follows:</p> <p>Provide pedestrian amenity walk from Mountain road east to join <del>existing amenity walk</del> <b>Greenway</b> on the Crosshaven road.</p>	88 Text Change Only	No issue of concern identified.
BC.03.04.21	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text in objective CL-R-06, as follows:</p> <p>Medium A density residential development to include serviced sites and a mix of house types. Provision will also be made for a <del>primary school (requires at least a 1.6ha site)</del> and a neighbourhood centre. Specific arrangements shall be made for the provision and construction an</p>	83 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	amenity walk (U-08).		
BC.03.04.22	<p>Volume 1, Section 3. Main Towns</p> <p>Indicate the indicative route of the proposed M28 on Zoning Maps - RY-U-02. (Mapping Change).</p> <p>Insert additional text as new paragraph after 3.4.22, with contextual map, as follows: (Text and Contextual Map Change)</p> <p><b>The N-28 National Primary route links Ringaskiddy to Cork City and onwards to the wider regional and National road network. It is proposed to construct a new M28 Motorway from Cork to Ringaskiddy from the existing N28 N40 Bloomfield interchange on the South Ring Road to Ringaskiddy village. The new road will remain online using the existing N28 from the Bloomfield interchange to Carrs Hill and from there the route will go off line to the west of the existing N28 passing between the existing Shannonpark roundabout and Carrigaline. From there the route will pass to the south of Shanbally and Ringaskiddy villages where it will terminate at the new Port of Cork facility at Ringaskiddy. The M28 Motorway will pass through the following zoned land RY-I-03, RY-I-04, RY-O-03, RY-O-4, RY-I-10, RY-I-11, RY-I-13, RY-I-14 and RY-I-15. On these zoned lands this will result in severance of strategic land banks and Cork County Council will engage with all relevant parties to future optimise and maximise the large amount of land zoned for Industry at this location.</b></p> <p><b>The new motorway will have a greater capacity particularly for freight vehicles making journeys to and from the port. The development of this road scheme is being promoted by Cork County Council and is funded by Transport Infrastructure Ireland (TII) it is critical that the M28 project be finalised as quickly as possible in order to bring certainty and assurance of commitment to existing and future investment in the Ringaskiddy area. This planned upgrade represents an important catalyst for the economic development of Cork and the South-West region.</b></p>	<p>71(text and contextual map)</p> <p>87 (text)</p> <p>90 (mapping)</p> <p>Text and Mapping Change</p>	<p>An Environmental Impact Statement and a Natura Impact Statement are currently in prep for new M28. The project will be subject to Environmental Impact Assessment and Appropriate Assessment by the Consenting Authority - An Bord Pleanála,. No issues of concern identified at this point.</p>



Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<del>construction an amenity walk (U-07).</del>		
BC.03.04.25	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objectives- delete CL-U-07, as follows:</p> <p><del>Pedestrian walkway along shoreline towards Coolmore. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</del></p> <p><i>This amendment will require a consequential change to the zoning map on p.90.</i></p>	88 Text Change (with consequential mapping change)	Arose from HDA of draft plan. No issue of concern arises.
BC.03.04.26	<p>Volume 1, Section 3. Main Towns</p> <p>Insert Specific Development Objective, as follows: (Ref no. CL-U-07 to be reused)</p> <p><b>Link road between U-04 and U-10</b></p>	88 Text and Mapping Change	No issue of concern identified.
BC03.04.27	<p>Volume 1, Section 3. Main Towns</p> <p>Amend CL-B-02 to provide for Carrigaline Rugby Club:</p> <p>New zoning objective CL-O-10, as follows:</p> <p><b>Active open space</b></p>	89, 90 Text and Mapping Change	No issue of concern identified.
BC.03.04.28	<p>Volume 1, Section 3. Main Towns</p> <p>Extend CL-RA-01.</p> <p>Additional text to be included relating to CL-RA-01, as follows:</p> <p>CE-RA-01 Old Pottery Site This site is located within the area zoned T-01, this is the former Carrigaline Pottery site which fronts the main street. This site presents an opportunity for regeneration of the town by strengthening and extending the existing retail core. The site will promote town centre living to support social vitality, promoting a range of residential types as part of a mixed use development within the town centre <b>and is also suitable for a large scale stand alone retailer</b>. In addition this site will provide town centre working providing a range of office accommodation to support town centre services and facilities and ensure a</p>	81 Text and Mapping Change	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	vibrant town centre during the day.		
BC.03.04.29	<p>Volume 1, Section 3. Main Towns</p> <p>Delete objective CL-GO-02, as follows: (Replacement Text is set out in LAS -01 under amendment ref no. BC.02.06.02)</p> <p><b>Environmental Designations</b></p> <p><i>In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</i></p> <p><i>Carrigaline is situated adjacent to Cork Harbour Special Protection Area and in proximity to the Great Island Channel SAC.</i></p> <p><i>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these sites.</i></p> <p><i>This deletion will have a consequential impact on objective numbering in the final plan.</i></p>	81 Text Change Only	No issue of concern identified.
BC.03.04.31	<p>Volume 1, Section 3. Main Towns</p> <p>Insert additional Specific Development Objective, as follows:</p> <p>New Residential Objective:</p> <p><b>CL-R-18</b></p> <p><b>Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer.</b></p>	86 and 90 Text and Mapping Change	No issue of concern identified.
BC.03.04.32	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective CL-B-01, as</p>	86 Text Change	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>follows:</p> <p>Business development suitable for small to medium sized industrial units, office based industry <b>and provision of Primary Health Care Centre</b></p>	Only	
BC.03.04.33	<b>Insert revised Land Use Zoning Map identifying Coastal Zone Flooding</b>	90 Mapping Change Only	No issue of concern identified.
BC.03.04.36	<p>Volume 1, Section 3. Main Towns</p> <p>Amend General Objective CL-G-03, as follows:</p> <p>The boundary of Carrigaline overlaps with and is adjacent to the <del>Cork Harbour Special Area of Conservation and the</del> Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive <b>and the Birds Directive</b>, and with the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</p>	82 Text Change Only	Arose from the HDA screening assessment of the plan. No issue of concern identified.
BC.03.04.37	<p>Volume 1, Section 3. Main Towns</p> <p>Insert additional General Objective, as follows:</p> <p><b>CL-GO-11</b> <b>The provision of the proposed Western Inner Relief Road (Objective U-02) is key element in the future expansion of the town centre and its delivery will be advanced as soon as possible.</b></p>	82 Text Change Only	No issue of concern identified.
BC.03.04.38	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text to paragraph. 3.4.18, as follows:</p> <p>Carrigaline is served by an important network of regional roads and is connected to Cork City via the N28 National Primary Road at Shannonpark Roundabout. Capacity issues on the National Road network together with high levels of commuter-based travel in the town creates queuing at peak times at Shannonpark Roundabout. The movement network is one of the key influences on the future development of the town. The Carrigaline Area Transportation Study was adopted in 2007 and some of its recommendations have been delivered, most</p>	71 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>notably the eastern relief road. The planned western relief roads have not been delivered to date. The proposed western Inner Relief Road is a key element in the future expansion of the town centre. <del>An updated strategy may be required to reassess proposals for the Western Outer Relief Road.</del> <b>An updated CATS will be required as soon as practicable and this should also reassess the proposal for the Western Outer Relief Road.</b></p>		
BC.03.04.40	<p>Volume 1, Section 3. Main Towns</p> <p>Insert additional text to Objective CL-R-09 as follows:</p> <p><del>Low density residential development individual serviced sites.</del></p> <p><b>Medium B density residential development (low density residential development as individual serviced sites)</b></p>	84 Text Change Only	No issue of concern identified.
BC.03.04.41	<p>Volume 1, Section 3, Main Towns</p> <p>Amend Objective CL-U-13, as follows:</p> <p>Implementation of the Greenway project (disused railway line to Carrigaline) <b>where practicable.</b></p>	88 Text Change Only	No issue of concern identified.
	<b>Cork City South Environs</b>		
BC.03.05.01	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text of paragraph 3.5.62, as follows:</p> <p>The area has continued to expand southwards in recent years with a number of new housing estates being constructed along Matthew Hill and Togher Road. <b>During the lifetime of the plan provision shall be made for adequate footpaths and lighting in this area as well as the improvement of Matthew Hill itself.</b></p>	98 Text Change Only	No issue of concern identified.
BC.03.05.02	<p>Volume 1, Section 3. Main Towns</p> <p>Regeneration Area SE-RA-01 : Togher Village: Revise text, as follows:</p> <p>Area around Togher Cross with development centring on the <del>disused</del> Doughcloyne hotel complex. Potential for a mixed use neighbourhood centre and a new Primary Health Care centre to serve the western portion of the City South Environs."</p>	105 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
BC.03.05.05	<p>Volume 1 Section 3 Main Towns</p> <p>Specific Development Objective SE-R-06, insert additional text, as follows:</p> <p>Development of this site is to include the following;</p> <p>Medium A density residential development to cater for a variety of house types and sizes.</p> <p>3Ha of additional open space over and above what is normally required in housing areas. This Open space should include a fully landscaped and useable public park</p> <p>Retain the existing trees and hedgerows within the overall development of the site And other areas of biological interest.</p> <p>A site for a primary school that could be accessed from the R609 and developed by the Department of Education in the short term.</p> <p>The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure.</p> <p><b>Provision of a cycleway.</b></p> <p>Consideration will need to be given to the provision of a primary school within this site at the detailed planning application stage.</p>	108 Text Change Only	No issue of concern identified.
BC.03.05.06	<p>Volume 1, Section 3. Main Towns</p> <p>Revised Land Area for SE-R-07, previously stated as <del>1.04</del>, correct Land Area <b>9.7</b></p>	108 Text Change Only	No issue of concern identified.
BC.03.05.07	<p>Volume 1, Section 3. Main Towns</p> <p>Extend SE-R-08 zoning to include an additional 8 hectares.</p> <p>Consequential change to site area to <b>16.8ha</b></p>	109 Mapping and Consequential Text Change Site Area	No issue of concern identified.
BC.03.05.08	<p>Volume 1, Section 3. Main Towns</p> <p>Extend SE-R-12 boundary to include additional 2.5 ha.</p>	116 Mapping and Consequential Text Change to Site Area	No issue of concern identified.
BC.03.05.09	<p>Volume 1, Section 3. Main Towns</p> <p>Extend Development boundary.</p>	117 Mapping Change Only	No issue of concern identified.

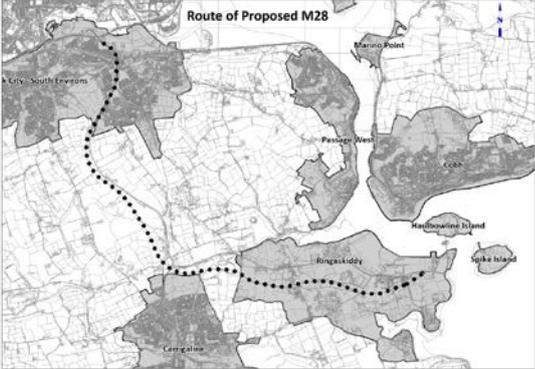
Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
BC.03.05.10	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objective SE-O-01: Open space, recreation and amenity including playing pitches.</p> <p>Incorrect land area identified - <del>7.7 ha</del>, new land area <b>4.58ha</b></p>	112 Text Change Only	No issue of concern identified.
BC.03.05.11	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objective - SE-O-02: Amend Land Area and Objective Description.</p> <p><del>Open space. This prominent slope makes a significant contribution to the setting of the city and the south environs in particular. The lands have certain potential to accommodate a school (primary/post primary) on the northern portion of the site with comprehensive landscaping and strategic planting on the southernmost parts of the site. Development of the site for a school will be dependent on a satisfactory, agreed solution to the surface water drainage problems in the area and a detailed landscaping proposal to reduce the visual impact of the development and to provide a strategic tree planted buffer to the southern boundary of the site which will act as a definite barrier to further encroachment into the green belt in the future (7.7 ha)</del></p> <p>Replace with:</p> <p><b>Open space for public recreation including the provision of playing pitches. (3.86ha)</b></p>	112 Text Change Only	No issue of concern identified.
BC.03.05.12	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-03, as follows:</p> <p><del>Open space for public recreation including the provision of playing pitches. (11.3 ha).</del></p> <p><b>Open space. This prominent slope makes a significant contribution to the setting of the city and the south environs in particular. The lands have certain potential to accommodate a school (primary/post primary) on the northern portion of the site with comprehensive landscaping and strategic planting on the southernmost parts of the site. Development of the site for a school will be dependent on a satisfactory, agreed solution to the surface water drainage problems in the area and a detailed landscaping proposal to reduce the visual impact of the development and to provide a strategic tree planted buffer to the southern boundary of the site</b></p>	113 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<b>which will act as a definite barrier to further encroachment into the green belt in the future (7.7ha)</b>		
BC.03.05.13	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-04, as follows:</p> <p><del>Open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the City Council Area. (33.7ha)</del></p> <p><b>Open space for public recreation including provision of playing pitches. (11.3ha)</b></p>	113 Text Change Only	No issue of concern identified.
BC.03.05.14	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-05, as follows:</p> <p><del>Open space. This area includes prominent wooded slopes that make a significant contribution to the visual setting of Cork City and Douglas Village and there is a general presumption against development here. The area also includes a building of national architectural and historic importance, Vernon Mount, and its grounds. Consideration may be given to development proposals comprising a comprehensive scheme for the future conservation and management of the house and grounds. Such a scheme may involve the sensitive conversion (with a minimum of associated new building) of Vernon Mount to other appropriate uses including possibly a hotel, corporate headquarters or a conference or leisure centre. This area will also contain a proposed Pedestrian/Cycleway Bridge over the N40 to connect with SE-07 to the south. (39.7)</del></p> <p><b>Open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the City Council's Area. (33.7)</b></p>	113  Text Change Only	No issue of concern identified.
BC.03.05.15	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-06, as follows:</p> <p><del>Open space to provide for informal public recreation including amenity walks and urban forestry. (8.1)</del></p> <p><b>Open space. This area includes prominent wooded slopes that make a significant contribution to the visual</b></p>	113 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>setting of Cork City and Douglas Village and there is a general presumption against development here. The area also includes a building of national architectural and historic importance, Vernon Mount, and its grounds. Consideration may be given to development proposals comprising a comprehensive scheme for the future conservation and management of the house and grounds. Such a scheme may involve the sensitive conversion (with a minimum of associated new building) of Vernon Mount to other appropriate uses including possibly a hotel, corporate headquarters or a conference or leisure centre.</p> <p>This area will also contain a proposed Pedestrian/Cycleway Bridge over the N40 to connect with SE-05 to the north (39.7 ha).</p>		
BC.03.05.16	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-07, as follows:</p> <p><del>Open space for public recreation including the provision of a pedestrian walk, tree planting and protection of the stream.</del></p> <p><b>Open space to provide for informal public recreation including amenity walks and urban forestry.</b></p> <p>This area will also contain a proposed Pedestrian/Cycleway Bridge over the N40 to connect with <del>SE-O-07</del> <b>SE-O-05</b> to the <del>south</del> <b>north</b>. (4.7) <b>(8.1)</b></p>	113 Text Change Only	No issue of concern identified.
BC.03.05.17	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-08, as follows:</p> <p><del>Open space including the provision of playing pitches and a pedestrian walk. (4.8ha).</del></p> <p>Replace with:</p> <p><b>Open space for public recreation including the provision of a playing pitch, pedestrian walk, tree planting and protection of the stream. (4.7ha)</b></p>	113 Text Change Only	No issue of concern identified.
BC.03.05.18	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-09, as follows:</p> <p><del>Open space for public recreation including the provision</del></p>	113 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p><del>of a playing pitch, pedestrian walk, tree planting and protection of the stream (28.5)</del></p> <p>Replace with:</p> <p><b>Open space including the provision of playing pitches and a pedestrian walk. (4.8 ha)</b></p>		
BC.03.05.19	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-10, as follows:</p> <p><del>Retention of existing sporting facilities. (3.1ha)</del></p> <p>Replace with:</p> <p><b>Open space for public recreation including the provision of a playing pitch, pedestrian walk, tree planting and protection of the stream. (28.5 ha)</b></p>	113 Text Change Only	No issue of concern identified.
BC.03.05.20	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-11, as follows:</p> <p><del>Douglas Golf Course (54.07ha)</del></p> <p>Replace with:</p> <p><b>Retention of existing sports facilities (3.1ha)</b></p>	113 Text Change Only	No issue of concern identified.
BC.03.05.21	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective-SE-O-12, as follows:</p> <p><del>Extension to existing sporting facilities</del></p> <p>Replace with:</p> <p><b>Douglas Golf Course (54.07)</b></p>	114 Text Change Only	No issue of concern identified.
BC-03.05.22	<p>Volume 1, Section 3. Main Towns</p> <p>SE-U-04, change colour from Green to Red</p>	117 Mapping Colour Change in final Plan.	No issue of concern identified.
BC-03.05.23	Volume 1, Section 3. Main Towns	117	No issue of

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>Re-label Specific Development Objectives, as follows:</p> <p><del>SE-TC-02</del> to <b>SE-T-02</b>  <del>SE-TC-03</del> to <b>SE-T-03</b>  <del>SE-TC-04</del> to <b>SE-T-04</b>  <del>SE-TC-05</del> to <b>SE-T-05</b></p>	Text Change Only (to be inserted on final zoning map).	concern identified.
BC.03.05.25	<p>Volume 1, Section 3. Main Towns</p> <p>Indicate the indicative route of the proposed M28 on Zoning Maps - RY-U-02. (Mapping Change).</p> <p>Insert additional text as new paragraph after 3.5.22, with contextual map, as follows: (Text and Contextual Map Change)</p> <p><b>The N-28 National Primary route links Ringaskiddy to Cork City and onwards to the wider regional and National road network. It is proposed to construct a new M28 Motorway from Cork to Ringaskiddy from the existing N28 N40 Bloomfield interchange on the South Ring Road to Ringaskiddy village. The new road will remain online using the existing N28 from the Bloomfield interchange to Carrs Hill and from there the route will go off line to the west of the existing N28 passing between the existing Shannonpark roundabout and Carrigaline. From there the route will pass to the south of Shanbally and Ringaskiddy villages where it will terminate at the new Port of Cork facility at Ringaskiddy. The M28 Motorway will pass through the following zoned land RY-I-03, RY-I-04, RY-O-03, RY-O-4, RY-I-10, RY-I-11, RY-I-13, RY-I-14 and RY-I-15. On these zoned lands this will result in severance of strategic land banks and Cork County Council will engage with all relevant parties to future optimise and maximise the large amount of land zoned for Industry at this location.</b></p> <p><b>The new motorway will have a greater capacity particularly for freight vehicles making journeys to and from the port. The development of this road scheme is being promoted by Cork County Council and is funded by Transport Infrastructure Ireland (TII) it is critical that the M28 project be finalised as quickly as possible in order to bring certainty and assurance of commitment to existing and future investment in the Ringaskiddy area. This planned upgrade represents an important catalyst for the economic development of Cork and the South-West region.</b></p>	<p>93 (text and contextual map)</p> <p>112 (text)</p> <p>117 (mapping)</p> <p>Text and Mapping Change</p>	<p>An Environmental Impact Statement and a Natura Impact Statement are currently in prep for new M28. The project will be subject to Environmental Impact Assessment and Appropriate Assessment by the Consenting Authority - An Bord Pleanála,. No issues of concern identified at this point.</p>

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	 <p>Insert Specific Development Objective RY-U-02 after SE-U-07, as follows: (Text Change)</p> <p><b>RY-U-02: M-28 Cork to Ringaskiddy Motorway Scheme. Finalisation of this route and development of the road will be subject to Environmental Impact Assessment and where necessary a Habitats Directive Assessment. Regard will be had in the design of the route to avoiding and mitigating impacts on sensitive environmental and heritage resources, as well as impacts on communities.</b></p>		
BC.03.05.26	<p>Volume 1, Section 3. Main Towns</p> <p>Delete objective SE-GO-03, as follows: (Replacement text is set out in LAS -01 under amendment ref no. BC.02.06.02)</p> <p><u>Environmental Designations</u></p> <p><del>In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</del></p> <p><del>Cork City Environs is situated adjacent to Cork Harbour Special Protection Area, Cork Harbour SAC and in proximity to the Great Island Channel SAC.</del></p> <p><del>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown</del></p>	106 Text Change Only	Arose from HDA of draft Plan. No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p><del>that they will not have significant negative impact on these sites.</del></p> <p><i>This deletion will have a consequential impact on objective numbering in the final plan.</i></p>		
BC.03.05.27	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Objective SE-U-05</p> <p>Delete Text, as follows:</p> <p><del>Maintain existing amenity walk. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</del></p>	112  Text Change Only	
BC.03.05.28	<p>Volume 1, Section 3. Main Towns</p> <p>South Environs - Douglas</p> <p>Amend text, 2 no. changes as follows:</p> <ol style="list-style-type: none"> <li>1. Delete sub heading <i>Employment and Economic Activity</i>: <del>Employment and Economic Activity</del></li> <li>2. Insert new paragraph. 3.5.49, as follows: <b>During the lifetime of this plan, the Planning Authority will work with the local community in Rochestown to identify and initiate improvements which will help re-invigorate and regenerate the Rochestown Core Area.</b></li> </ol>	96 Text Change Only	No issue of concern identified.
BC.03.05.29	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objective SE-0-15, insert additional text as follows:</p> <p>Active open space for informal public recreation to be landscaped and planted. <b>The development of a school can be accommodated on a portion of this site, subject to satisfying the Planning Authority that issues relating to the following can be satisfactorily addressed;</b></p> <ul style="list-style-type: none"> <li>• <b>Relationship of School site with remaining active amenity land</b></li> <li>• <b>Entrance detail and traffic management</b></li> </ul>	114 Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment		
	<ul style="list-style-type: none"> <li>• <b>Visual impact when viewed from Douglas Village and surrounding areas.</b></li> </ul>				
BC.03.05.30	<p>Volume 1, Section 3. Main Towns</p> <p>Revise text, as follows, relating to CSAIP, set out under heading Development Objective:</p> <p>The range of uses facilitated by this objective is broad and the intention is to focus on a wide range of science and technological dependent activities. These are described in Objective SE-X-01, at the end of this section.</p> <p>In light of new opportunities and initiatives being developed in the current Economic Recovery climate, <del>that</del> the overall model/approach <del>be reviewed</del> <b>has been reviewed as part of this local area plan review, with a view to the option of putting forward revised updated proposals at the Amendment stage of the Ballincollig Carrigaline Local Area Plan in April 2017. with revised wording included in Objective SE-X-01.</b></p> <p><b>The additional wording included in Objective SE-X-01 is considered compatible with the existing uses identified in the previous local area plan and CSAIP Masterplan, and, also reflect specific uses that have been successfully incorporated into other science and technology parks internationally. The revised wording of Objective SE-X-01 is intended to give greater clarity to the permissible uses within the site.</b></p> <p><del>During the preparation of this plan submissions were received drawing attention to the potential to derive major benefits from the co-location of science parks with major healthcare developments to create a health campus and it is the County Councils view that such proposals would fall within the terms of objective SE-X-01 as set out in this plan.</del></p> <p><del>University College Cork is currently considering relocating the Dental School and Hospital along with related facilities to the CSIP and there may be potential to provide a viable option for a new hospital for the Cork Region within the site. At the amendment stage of this plan the County Council will consider the need to make specific provisions within objective SE-X-01 to facilitate the potential for a major medical campus as envisaged in the UCC proposal.</del></p> <p>Further details on the proposed development including layouts, phasing and services can be found at CSIP Masterplan.</p>	104  Text Change Only	No issue of concern identified.		
BC.03.05.31	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objective SE-X-01, amend text as follows:</p> <table border="1" data-bbox="352 1951 995 2018"> <tr> <td data-bbox="352 1951 911 2018">Cork Science and Innovation Park</td> <td data-bbox="911 1951 995 2018">100</td> </tr> </table>	Cork Science and Innovation Park	100	114 – 115  Text Change Only	No issue of concern identified.
Cork Science and Innovation Park	100				

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>A.To develop a science, innovation and park that accord with the highest European standards.</p> <p>B. The development of this site will accord with the approved Masterplan. The Masterplan shall include provision for:</p> <ul style="list-style-type: none"> <li>• High quality park environment, focused on retention of the natural environment and priority for pedestrians and cyclists.</li> <li>• Provision for incubator units, grow-on units and stand-alone units that meet the users evolving needs.</li> <li>• Appropriately phased development that reflects the potential for early phasing of the previously zoned X-01 lands under the 2005 Carrigaline Electoral Area Local Area Plan.</li> <li>• Admissions policy to the park to ensure its future occupiers are appropriately engaged in science, technology and innovation activities.</li> <li>• Proposals to facilitate vehicular, public transport, cyclist and pedestrian access to the site.</li> <li>• Proposals for enhanced accessibility to Cork Institute of Technology via Science Park.</li> <li>• Access by public bus and future Bus Rapid Transit.</li> <li>• Mobility plan for movements to/from the Science Park and within the Science Park.</li> <li>• Appropriate provision for public access to Science Park amenities.</li> <li>• Appropriate road access.</li> <li>• Sustainable infrastructure provision that reflects the distinct infrastructural circumstances of each development area within the park.</li> <li>• Detailed flood risk assessment.</li> <li>• Develop linear park / water feature adjoining Curraheen River.</li> <li>• Provision of high quality telecommunications.</li> <li>• On-site energy generation appropriate to the Science Park's needs.</li> <li>• On-site enterprise, business and leisure support services in accordance with the Science Park's needs.</li> </ul>		

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>C. Buildings constructed on the site will be primarily used for the following purposes:</p> <ul style="list-style-type: none"> <li>I. Manufacturing, production and service delivery activities that use high-added value technologies or are related to research or higher education institutions.</li> <li>II. Research activities that are technologically innovative or involve experimentation.</li> <li>III. Postgraduate or other specialised training activities linked to third level institutions.</li> <li>IV. <b>Knowledge workers who are employed by client companies of the IDA or EI.</b></li> <li>V. <b>Undertaking of research or the commercialization of research in a science and technology or a knowledge based enterprise sector.</b></li> <li>VI. <b>Focus on R&amp;D, process or product design, applications engineering, high level technical support or consultancy – with at least 25% of staff in the relevant unit involved in these functions.</b></li> <li>VII. <b>Healthcare facilities and health/medical campus (including hospital, dental school and associated research), that are mutually beneficial in co-locating with other permissible users within the site.</b></li> </ul> <p>Within the above categories of permissible uses, the provision of space of less than 500 sq.m in size to users will be considered where such users demonstrate their need for 'landing' type space and where they demonstrate their potential to grow employment in the Park and into larger space over their development period.</p> <p>Where it can be demonstrated that the proposed activity directly supports existing on-site or planned uses under <del>1.a to 1.d</del> <b>I to VII</b> as set out, within the following use categories:</p>		

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<ul style="list-style-type: none"> <li>• Business Support</li> <li>• <b>Hotel and</b> Conference facilities</li> <li>• Leisure</li> <li>• Restaurants and appropriate shops</li> <li>• <del>Accommodation for park users</del> <b>Appropriate residential accommodation</b></li> </ul> <p>Such developments, or mix thereof, will be required to be planned, phased and developed within each individual Precinct so as to ensure that the overall objective of the Park delivering accommodation to support the employment uses, is achieved, recognizing the Park's status as a Strategic Employment Area.</p> <p>The phasing and delivery of such supports to be agreed with the Planning Authority.</p> <p>D. The CSIP will provide for appropriate governance structures for tenant selection in accordance with C as set out above.</p> <p>*</p>		
BC.03.05.33	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objective SE-U-05, amend text as follows:</p> <p>Maintain existing amenity walk. <del>Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</del> <b>Development along this route will be subject to Habitats Directive Assessment and will only be progressed, where it is found to be compatible with the requirements of the Birds and Habitats Directives. The Habitats Directive Assessment will focus on the potential for development and use of the new route to result in disturbance impacts on birds.</b></p>	112  Text Change Only	Arose from HDA of draft Plan. No issue of concern identified.
BC.03.05.36	<p>Volume 1, Section 3. Main Towns</p> <p>Remove lands from SE-O-04 and include as Existing Built Up Area.</p> <p><i>This will have a consequential mapping and text (site area) change to SE-O-04.</i></p>	116  Mapping Change Only	No issue of concern identified.
BC 03.05.38	<p>Volume 1, Section 3. Main Towns</p> <p>South Environs – Insert additional Specific Development Objective to change Existing Built Up Area to Residential Zoning, as follows:</p>	109 (text), 116 (mapping)  Text and Mapping	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p><b>SE-R-13</b></p> <p><b>Medium A density residential development, subject to satisfactory vehicular and pedestrian access arrangements* (0.81)</b></p>	Change	
BC.03.05.39	<p>Volume 1, Section 3. Main Towns</p> <p>South Environs, Bishopstown South/Curraheen.</p> <p>Insert additional text as new paragraph after paragraph 3.5.88, as follows:</p> <p><b>The Munster Agricultural Society has established a Showgrounds and ancillary facilities at Curraheen. This use is supported under Chapter 4 of the current County Development Plan (CDP). The current CDP under Objectives RCI 5-6 and RCI 5-7, subject to normal planning considerations, recognise the requirements of long established commercial or institutional uses located entirely within the Metropolitan Greenbelt, as well as the needs of uses that are strategic and exceptional in nature that may not be suitably located within zoned lands. Requirements of such established uses can include operational matters and structures / ancillary facilities.</b></p>	100  Text Change Only	No issue of concern identified.
BC.03.05.40	<p>Volume 1, Section 3. Main Towns</p> <p>Note: this amendment appears in two locations within Draft Plan (text paragraph 3.8.47, and, SE-GO-09).</p> <p>Amend SE-GO-09, as follows:</p> <p>Planning applications in the vicinity of these zones will be referred to the Irish Aviation Authority (IAA) by Cork County Council's Planning Department to seek their observations as part of the statutory planning process under Section 28 of the Planning and Development Regulations, 2001. <del>In preparing observations the IAA will, among other considerations, have regard to the proposed development's height and proximity to these zones</del></p> <p><b>The Planning Authority will have regard to the recommendations of the ERM Report "Public Safety Zones 2005" commissioned by the Department of Transport and the Department of Environment Heritage and Local Government, in assessing proposals falling within the Public Safety Zones or any update thereof.</b> (See section 3.8 Cork International Airport).</p>	107 (South Environs),  Text Change Only	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<b>Passage West/Monkstown</b>		
BC.03.06.01	<p>Volume 1, Section 3. Main Towns</p> <p>Transport &amp; Road Network</p> <p>Insert additional text as new paragraph after paragraph 3.6.37, as follows:</p> <p><b>A revised Traffic and Transportation Study will be carried out during the lifetime of this plan.</b></p>	<p>121-122</p> <p>Text Change Only</p>	No issue of concern identified.
BC,03.06.03	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text of Specific Development Objective PW-R-02, as follows:</p> <p>Medium A density residential development to include serviced sites and a mix of house types. Medical centre, <b>and</b> nursing home <del>and crèche</del> to also be provided.</p>	<p>129</p> <p>Text Change Only</p>	No issue of concern identified.
BC,03.06.04	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Paragraph 3.6.28, as follows:</p> <p>This Plan recognises the future potential of linking existing <b>shared use</b> cycle and walking routes <b>or greenways</b> which exist <b>between Crosshaven and Cork City</b>. <del>in Passage West to those that exist in Carrigaline, Douglas and Cork City through the connection to Monkstown via Glenbrook via the Cork Cycle Network Plan.</del></p>	<p>121</p> <p>Text Change Only</p>	No issue of concern identified.
BC,03.06.05	<p>Volume 1, Section 3. Main Towns</p> <p>Amend paragraph 3.6.36, as follows:</p> <p>There is <del>an off road walking and cycling route</del> <b>a shared-use walking and cycle route or greenway</b> with public lighting, connecting Passage West and Rochestown. The route connects the town centre in Passage West with Harty's Quay in Rochestown (and onwards to Cork City) and generally runs along the old railway line, incorporating a total route of 4.8 kilometres.</p>	<p>122</p> <p>Text Change Only</p>	No issue of concern identified.
BC.03.06.06	<p>Volume 1, Section 3. Main Towns</p> <p>Amend paragraph 3.6.43, as follows:</p> <p>Passage West, Glenbrook and Monkstown offer one of the most pleasant walking environments in South Cork. The coastal route along the former railway line from Hop Island in Rochestown to Passage West has been restored</p>	<p>122 – 123</p> <p>Text Change Only</p>	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>and enhanced and is a very popular <del>walk/cycleway</del> <b>Greenway</b> along the shores of Lough Mahon. <del>Two car parks serve the route: the first is opposite Ardmore House and the second is at Toureen. Roadside parking is available at Hop Island. This walk is some 3km long and can be tackled by all age groups, is wheelchair and pushchair accessible and is a popular route for cycling.</del></p>		
BC.03.06.07	<p>Volume 1, Section 3. Main Towns</p> <p>Amend paragraph 3.6.68, as follows:</p> <p>Sections of the former railway line from Cork to Passage West and on to Crosshaven have been converted to a <del>walking and cycling route</del> <b>Greenway</b>. Many sections are segregated from road traffic and the amenity is well used.</p>	126  Text Change Only	No issue of concern identified.
BC.03.06.08	<p>Volume 1, Section 3. Main Towns</p> <p>Amend PW-RA-02 Royal Victoria Dockyard Development Description to include additional text, as follows:</p> <p>Working Dockyard on the eastern side of the R610. The site is bounded by a high stone wall which prevents access from the town centre to the waterfront. The site is located in T-01.</p> <p><b>Any development proposals on this site should facilitate pedestrian and cycle permeability along the Waterfront.</b></p>	127  Text Change Only	No issue of concern identified.
BC.03.06.09	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective PW-X-01 to include additional text, as follows:</p> <p>Proposed redevelopment of the Victoria Dockyard site for mixed convenience and comparison retail, office, leisure, marina, service, civic and residential uses to facilitate town centre expansion.</p> <p><b>Any development proposals on this site should facilitate pedestrian and cycle permeability along the Waterfront.</b></p> <p>*</p>	130  Text Change Only	No issue of concern identified.
BC.03.06.10	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Specific Development Objective PW-U-02 and merge objective with Specific Development Objective PW-U-05, as follows:</p> <p><b>PW-U-02:</b> Develop and maintain pedestrian walk along <del>old railway line</del> <b>Monkstown Creek as part of the network from Rochestown to Carrigaline. Development along this</b></p>	130  Text and Mapping Change	Arose from HDA of the draft Plan. No issues of concern identified.

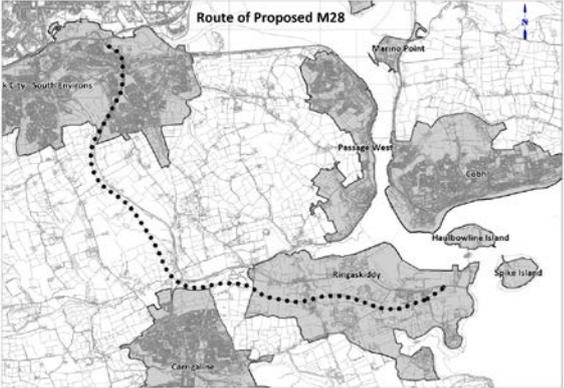
Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>route will be subject to Habitats Directive Assessment and will only be progressed, where it is found to be compatible with the requirements of the Birds and Habitats Directives. The Habitats Directive Assessment will focus on the potential for development and use of the new route to result in disturbance impacts on birds.</p>		
BC.03.06.11	<p>Volume 1, Section 3. Main Towns</p> <p>Delete Specific Development Objective PW-U-05: Develop and maintain pedestrian walk along Monkstown Creek as part of the network from Rochestown to Carrigaline. Development of this walk could give rise to disturbance to winter feeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that it will not have an impact on the adjacent Special Protection Area.</p>	<p>130</p> <p>Text and Mapping Change (see map amendment BC.03.06.10)</p>	<p>No issue of concern identified.</p>
BC.03.06.12	<p>Volume 1, Section 3. Main Towns</p> <p>Delete objective PW-GO-02, as follows: (Replacement Text is set out in LAS -01 under amendment ref no. BC.02.06.02)</p> <p><b>Environmental Designations</b></p> <p>In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable, protect the integrity of Natura 2000 sites.</p> <p>Passage West is situated adjacent to Cork Harbour Special Protection Area, Cork Harbour SAC and in proximity to the Great Island Channel SAC.</p> <p>This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these sites.</p>	<p>128</p> <p>Text Change Only</p>	<p>No issue of concern identified.</p>

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<i>This deletion will have a consequential impact on objective numbering in the final plan.</i>		
BC.03.06.17	Volume 1, Section 3. Main Towns <b>Include Coastal Flooding on land use zoning map.</b>	132 Mapping Change Only	No issue of concern identified.
BC 03.06.18	Volume 1, Section 3. Main Towns Amend Objective PW-R-06, as follows:  Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b>  <i>Note: Consequential mapping change will result to PW-U-01.</i>	129, 132 Text and Mapping Change	No issue of concern identified.
BC 03.06.19	Volume 1, Section 3. Main Towns Amend Objective PW-R-07, as follows:  Medium B density residential development with appropriate access <b>and with provision for relief road linking Maulbaun to Lackaroe.</b>  <i>Note: Consequential mapping change will result to PW-U-01.</i>	129, 132 Text and Mapping Change	No issue of concern identified.
BC.03.06.21	Volume 1, Section 3. Main Towns Insert additional text to Objective PW-R-01, as follows:  Medium B density residential development ( <b>low density residential development as individual serviced</b> sites in woodland setting)	129 Text Change Only	No issue of concern identified.
BC.03.06.22	Volume 1, Section 3. Main Towns Insert additional text paragraph after paragraph 3.6.56, under <i>Landscape &amp; Visual Amenity</i> sub-heading, as follows:  <b>Having regard to the combination of steeply sloping local topography and intensive urban areas within Passage West town centre, where it is considered necessary to support specific development proposals of three stories or more within the town centre, the Planning Authority may require the submission of light and shadow analysis with development consent proposals.</b>	124 Text Change Only	No issue of concern identified.
BC.03.06.23	Volume 1, Section 3. Main Towns  Amend text of Specific Development Objective PW-O-05,	131 Text Change	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>as follows:</p> <p>Open Space that will remain predominantly open in character, especially retaining the existing trees and natural features on the site. This area is visually important and makes a significant contribution to the setting of Monkstown. Consideration will be given to the development of <del>two</del> <b>four</b> dwellings on the northern side of these lands, close to the public road and in the vicinity of the existing dwelling.</p>	Only	
	<b>Ringaskiddy</b>		
BC.03.07.01	<p>Volume 1, Section 3. Main Towns</p> <p>Modify Amendment BC.03.07.01</p> <p>Insert additional text paragraph after paragraph 3.7.47, as follows:</p> <p><b>Given the location of Ringaskiddy along the shoreline of Cork Harbour it is important that public access to the water is available and existing facilities are protected and improved to facilitate residents, visitors and local boat and leisure craft owners while taking account of and protecting natural and other heritage resources of the harbour.</b></p> <p><b>A Draft Cork Harbour Study was prepared by Cork County Council in 2011 and it is the intention of the Planning Authority to identify key aspects of this plan which can be worked on in conjunction with the Planning and Strategic Development SPC to help address these matters, where these are compatible with the protection of key natural and other heritage resources of the harbour.</b></p>	138  Text Change Only	No issue of concern identified.
BC.03.07.03	<p>Volume 1, Section 3. Main Towns</p> <p>Delete text from Specific Development Objective RY-I-02, as follows:</p> <p>Industry including ancillary uses such as associated offices, laboratories manufacturing and utilities. <del>The open space zonings in specific objectives O-01 and O-02 shall be provided as part of this development.</del> This zone is adjacent to Cork Harbour Special Protection Area.</p>	142 Text Change Only	No issue of concern identified.
BC.03.07.04	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text of Specific Development Objective for RY-I-15, as follows:</p>	143, 146 Text and Mapping change	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>Suitable for large stand alone industry with suitable provision for appropriate landscaping and protection of the access points and provision for open space buffer to the Martello Tower and its associated pedestrian accesses. <b>Any development proposals shall protect the integrity and maintain the existing line of sight from the Martello Tower to the other four fortifications in the Harbour (Fort Camden Meagher, Carlisle Davis, Westmorland and the Martello Tower on Haulbowline Island).</b></p> <p>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.—#</p> <p><i>(Note: amendment ref. no. BC.03.07.23 will result in a consequential modification to the mapped extent and site area of RY-I-15).</i></p>		
BC.03.07.05	<p>Volume 1, Section 3. Main Towns</p> <p>Re-label U-02 as RY-U-02</p>	<p>146</p> <p>Text Change Only (to be shown on zoning map)</p>	<p>No issue of concern identified.</p>
BC.03.07.06	<p>Volume 1, Section 3. Main Towns</p> <p>Re-label U-05 as PW-U-02 and indicate entire route.</p>	<p>146</p> <p>Text Change Only (see map amendment BC.03.06.10)</p>	<p>No issue of concern identified.</p>
BC.03.07.07	<p>Volume 1, Section 3. Main Towns</p> <p>New Specific Development Objective, as follows:</p> <p>RY-C-01 – Provision of Primary School (1.2 ha)</p> <p><i>This amendment will result in a consequential modification to objective RY-I-10</i></p>	<p>145, 146</p> <p>Text and Mapping Change</p>	<p>No issue of concern identified.</p>
BC.03.07.08	<p>Volume 1, Section 3. Main Towns</p> <p>Extend RY–T-02 zoning north to boundary with RY-I-18.</p>	<p>146</p> <p>Mapping Change Only</p>	<p>No issue of concern identified.</p>
BC.03.07.09	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text of General Objective RY-GO-02, as follows:</p> <p>The boundary of Ringaskiddy overlaps with and is adjacent to <del>the Cork Harbour Special Area of Conservation</del> and the Cork Harbour Special Protection Area. Development <del>is</del> <b>within</b> the town will only be permitted where it is shown that it is compatible with the requirements of the <b>Birds and Habitats Directives</b> and the protection of <del>this site</del> <b>these sites</b>. Protection and</p>	<p>141</p> <p>Text Change Only</p>	<p>Arose from HDA screening of draft Plan. No issue of concern identified.</p>

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</p> <p><b>In relation to proposals for new development in industrial zones in the settlement, the Habitats Directive Assessment will focus on the following:</b></p> <ul style="list-style-type: none"> <li>• <b>impacts of emissions generated by the new industrial development on the SPA and its qualifying species;</b></li> <li>• <b>potential for new industrial development to result in loss of availability of field feeding habitat for wintering birds;</b></li> <li>• <b>potential for new industrial development to result in disturbance impacts on birds.</b></li> </ul> <p><b>Some greenfield and wetland areas around Lough Beg, which have been zoned for industrial development, provide important feeding and roosting habitat for some of the bird species for which the Cork Harbour SPA is designated. It will be necessary to retain some of this land in an undeveloped state to maintain the favourable conservation status of populations of these wintering birds.</b></p>		
BC.03.07.11	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text of Specific Development Objective RY-I-08, as follows:</p> <p>Suitable for large standalone industry with suitable provision for landscaping and access points <b>from the R613</b> and provision for appropriate landscape buffering to all residential areas. This zone is adjacent to <b>Lough Beg which forms part of the</b> Cork Harbour Special Protection Area. <b>Lough Beg and some of the fields in the area are known to be particularly important for field feeding species of bird for which the SPA is designated. It will be necessary to retain a portion of this land in an undeveloped state to avoid negative impacts on the SPA. The southern portion of the zone is known to be of particular importance for wintering birds.*</b></p>	142  Text Change Only	Arose from HDA screening of draft Plan. No issue of concern identified.
BC.03.07.12	<p>Volume 1, Section 3. Main Towns</p> <p>Amend text of Specific Development Objective RY-I-16, as follows:</p> <p>Suitable for <b>limited</b> extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. <b>The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a</b></p>	143  Text Change Only	Arose from HDA screening of draft Plan. No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	significant portion of this land in an undeveloped state to avoid negative impacts on the SPA.*		
BC.03.07.13	<p>Volume 1, Section 3. Main Towns</p> <p>Insert Contextual Map after text paragraph 3.7.37: (contextual map)</p>  <p>Amend text of Specific Development Objective RY-U-02, as follows: (text change)</p> <p><b>M-28 Cork to Rinaskiddy Motorway Scheme. Finalisation of this route and development of the road will be subject to Environmental Impact Assessment and where necessary a Habitats Directive Assessment. Regard will be had in the design of the route to avoiding and mitigating impacts on sensitive environmental and heritage resources, as well as impacts on communities.</b></p>	<p>137 (contextual map)</p> <p>144 (text change)</p> <p>Text Change Only</p>	Arose from HDA screening of draft Plan. No issue of concern identified.
BC.03.07.15	<p>Volume 1, Section 3. Main Towns</p> <p>Insert revised Land Use Zoning Map identifying Coastal Zone Flooding.</p>	<p>146</p> <p>Mapping Change Only</p>	No issue of concern identified.
BC.03.07.16	<p>Volume 1, Section 3. Main Towns</p> <p>Amend RY-GO-03 to include the following text:</p> <p><b>Port of Cork</b></p> <p>Facilitate the relocation of the Port of Cork's container and bulk goods facilities to Ringaskiddy, <b>subject to the implementation measures which are required to be undertaken to comply with the planning consent to ensure that adverse affects on the integrity of the Cork Harbour SPA are avoided as well as impacts on communities.</b></p>	<p>141</p> <p>Text Change Only</p>	Arose from HDA screening of draft Plan. No issue of concern identified.
BC.03.07.19	<p>Volume 1, Section 3. Main Towns</p> <p>Insert additional text in paragraph 3.7.33, as follows:</p> <p>The objectives in this plan for areas of passive open space seek to apply an appropriate degree of protection on</p>	<p>136</p> <p>Text Change Only</p>	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	those visually important open areas that contribute to the setting of Ringaskiddy and amenity afforded by the upper harbour generally. <b>During the lifetime of this plan, if required, the Planning Authority will undertake to identify new areas of open space to compensate for the loss of any open space which may occur as a result of the construction of the M28 Cork –Ringaskiddy Motorway Scheme. Such open space is most appropriately located as close to the town centre as is practicable.</b>		
BC.03.07.23	<p>Volume 1, Section 3. Main Towns</p> <p>Addition of new Specific Development Objective, RY-I-20, as follows:</p> <p><b>RY-I-20</b></p> <p><b>Suitable for the extension of the opposite Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities.</b></p> <p><b>This site is considered inappropriate for any short or full time residential accommodation.</b></p> <p><b>Any existing access to the nearby Martello tower which crosses this site shall be protected and provision for open space buffer to any existing access shall be provided.</b></p> <p><b>This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.</b></p> <p><i>(Note: This amendment ref. no. BC.03.07.23 will result in a consequential modification to the mapped extent and site area of RY-I-15).</i></p>	<p>144 (text), 146 (mapping)</p> <p>Text and Mapping change</p>	No issue of concern identified.
	<b>Cork International Airport</b>		
BC.03.08.01	<p>Volume 1, Section 3. Main Towns</p> <p>Insert new text paragraph after paragraph 3.8.3, as follows:</p> <p><b>Cork Airport’s contribution to the Cork Region is acknowledged as positive factor in securing employment, generating tourism, ensuring connectivity and access, inward investment and helping improve quality of life in the area.</b></p>	<p>147</p> <p>Text Change Only</p>	No issue of concern identified.
BC.03.08.02	<p>Volume 1, Section 3. Main Towns</p> <p>Delete Paragraphs 3.8.37 - 3.8.38, and, delete Table 3.8</p>	158-159	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment												
	<p>Aircraft Movement Forecasts, as follows:</p> <p><del>The Environmental Noise Regulations 2006 transpose the EU Environmental Noise Directive into National Law. These require the preparation of a Strategic Noise Map and an Action Plan for airports where the number of aircraft movements exceeds 50,000 per annum. In 2014 there were 49,246 aircraft movements at Cork Airport, expected to rise to over 60,000 movements during the life time of this plan. A Strategic Noise Map and an Action Plan will therefore be required.</del></p> <p><del>At present, noise is not a significant issue at Cork Airport, largely because established planning policies have kept the airport approaches free from development. Notwithstanding this it is appropriate that a noise monitoring programme be carried out as movements will exceed the 50,000 threshold in the current statutory lifetime of this Local Area Plan.</del></p> <table border="1" data-bbox="355 1014 992 1386"> <thead> <tr> <th colspan="2">Aircraft Movement Forecasts</th> </tr> <tr> <th>Year</th> <th>Aircraft Movements</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>54,842</td> </tr> <tr> <td>2020</td> <td>57,498</td> </tr> <tr> <td>2022</td> <td>60,124</td> </tr> <tr> <td>2024</td> <td>66,878</td> </tr> </tbody> </table>	Aircraft Movement Forecasts		Year	Aircraft Movements	2018	54,842	2020	57,498	2022	60,124	2024	66,878	Text Change Only	
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BC.03.08.03	<p>Volume 1, Section 3. Main Towns</p> <p>Development Objective CA-E-01, include additional text, as follows:</p> <p>Office based industry requiring an Airport location, internationally traded services, corporate office and uses that are complimentary to those in the existing business park.</p> <p><b>Additional uses would include tourism related projects which would benefit from an airport location.</b></p> <p>Proposals for this site will include a traffic impact assessment and mobility management plan for the site and a comprehensive layout and structural landscaping scheme.</p> <p>Vehicular access to the site will be from the adjoining regional road by means of single access point.</p>	157 Text Change Only													

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment																								
BC.03.08.04	<p>Volume 1, Section 3. Main Towns</p> <p>Development Objective CA-TL-02 include additional text in bold</p> <p>Ground Operations related uses including –</p> <ul style="list-style-type: none"> <li>• Construction of new fire Station</li> <li>• Provision of Additional Commercial Aircraft Stands</li> <li>• General Aviation Parking</li> <li>• Light and Training Aircraft parking</li> <li>• Relocation of Air Cargo Centre</li> <li>• Provision of a new fuel farm.</li> <li>• <b>Aircraft Hangars</b></li> <li>• <b>Aerodrome/Airfield</b></li> </ul>	157 Text Change Only	No issue of concern identified.																								
BC.03.08.05	<p>Volume 1, Section 3. Main Towns</p> <p>Insert new table, as follows - to accompany Figure 9, Obstacle Limitation Surfaces:</p> <table border="1" data-bbox="355 1106 968 1637"> <thead> <tr> <th colspan="3">Table 3.6 Obstacle Limitation Surfaces - Map Guide</th> </tr> <tr> <th>Colour on OLC</th> <th>Approximate distance from Cork Airport (Note: Refer to OLS Chart for distances for a given location)</th> <th>Height (meters) Developments to be Assessed/ Referred *</th> </tr> </thead> <tbody> <tr> <td>Grey</td> <td>Immediate Environs</td> <td>All developments</td> </tr> <tr> <td>Red</td> <td>Localised areas within immediate environs</td> <td>&gt;10m</td> </tr> <tr> <td>Green</td> <td>0-1km</td> <td>&gt;15m</td> </tr> <tr> <td>Yellow</td> <td>4-6km</td> <td>&gt;45m</td> </tr> <tr> <td>Blue</td> <td>15km</td> <td>&gt;90m</td> </tr> <tr> <td colspan="3">*includes buildings, structures, erections and works</td> </tr> </tbody> </table>	Table 3.6 Obstacle Limitation Surfaces - Map Guide			Colour on OLC	Approximate distance from Cork Airport (Note: Refer to OLS Chart for distances for a given location)	Height (meters) Developments to be Assessed/ Referred *	Grey	Immediate Environs	All developments	Red	Localised areas within immediate environs	>10m	Green	0-1km	>15m	Yellow	4-6km	>45m	Blue	15km	>90m	*includes buildings, structures, erections and works			156 Text Change Only	No issue of concern identified.
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BC.03.08.06	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Southern Boundary of Airport.</p>	159 Mapping Change Only	No issue of concern identified.																								
BC.03.08.07	<p>Volume 1, Section 3. Main Towns</p> <p>Note: this amendment appears in two locations within Draft Plan (text paragraph 3.8.47, and, SE-GO-09).</p> <p>Amend text paragraph 3.8.47, as follows:</p>	154 (Cork International Airport)	No issue of concern identified.																								

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	<p>Planning applications in the vicinity of these zones will be referred to the Irish Aviation Authority (IAA) by Cork County Council's Planning Department to seek their observations as part of the statutory planning process under Section 28 of the Planning and Development Regulations, 2001. <del>In preparing observations the IAA will, among other considerations, have regard to the proposed development's height and proximity to these zones</del>  <b>The Planning Authority will have regard to the recommendations of the ERM Report "Public Safety Zones 2005" commissioned by the Department of Transport and the Department of Environment Heritage and Local Government, in assessing proposals falling within the Public Safety Zones or any update thereof. →</b></p>	Text Change Only	
BC.03.08.08	<p>Volume 1, Section 3. Main Towns</p> <p>Insert Specific Zoning Objective SE-I-01, as follows:</p> <p><b>Logistic, warehousing and distribution uses which require an airport location. Any proposals for this site will include a traffic impact assessment and mobility management plan. Development proposals will include comprehensive provision for a safe and satisfactory access to the site.(16.86ha)</b></p>	158 Text Change Only	No issue of concern identified.
	<b>Villages</b>		
BC.04.02.01	<p>Volume 1, Section 4. Villages and Other Locations.</p> <p>Insert additional text as a footnote in Table 4.1 - Scale of Development in Ballincollig Carrigaline Municipal District Villages.</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p>	163 Text Change Only	No issue of concern identified.
	<b>Ballynora</b>		
BC.04.01.01	<p>Volume 1, Section 4. Villages and Other Locations.</p> <p>Amend Specific Development Objective U-01, as follows (delete latter stage where route enters Ballynora Village, map amendment shows section to be deleted):</p>	165,166 Text and Mapping Change	No issue of concern identified.

Ref.	Amendment	Draft LAP Page No.	Habitats Directive Screening Assessment
	Develop and maintain amenity walk to Waterfall. <b>Final route to be agreed during lifetime of this plan.</b>		
BC.04.01.03	<p>Volume 1, Section 4. Villages and Other Locations.</p> <p>Amend Development Boundary Objective DB-01, as follows:</p> <p>Within the development boundary of Ballynora it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020.</p> <p>In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>The number of houses in any particular group should have regard to the character of the existing village and <del>will not normally exceed the provision of 5 units.</del></p>	165 Text Change Only	No issue of concern identified.
	<b>Waterfall</b>		
BC.04.01.04	<p>Volume 1, Section 4. Villages and Other Locations.</p> <p>Amend Development Boundary Objective DB-01, as follows:</p> <ol style="list-style-type: none"> <li>a. Within the development boundary of Waterfall it is an objective to encourage the development of up to 22 additional dwelling units in the period 2017-2022.</li> <li>b. <del>Any one proposal for residential development in Waterfall shall not normally be larger than 8 dwelling units.</del></li> </ol>	167 Text Change Only	No issue of concern identified.
	<b>Other Locations Curraheen</b>		
BC.04.01.02	<p>Volume 1, Section 4 Villages and Other locations</p> <p>Amend text of paragraph 4.3.11, as follows:</p> <p>Any development proposals in Curraheen, will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt and on or in close proximity to scenic routes, set out in the Cork County Development Plan <del>2009</del> <b>2014</b>.</p>	172 Text Change Only	No issue of concern identified.

## **Appendix II Legislative Background to Habitats Directive Assessment**

Habitats Directive Assessment is an iterative process which runs parallel to and informs the plan making process. It involves analysis and review of draft policies as they emerge during each stage of plan making, to ensure that their implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for policies and zoning proposals set out in the plan to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans, programmes, policies or projects.

The process may result in the development of new policy areas and/or the modification or removal of certain policies to be presented in the final plan. The results of this analysis and review are presented in Habitats Directive Reports which are produced for at each stage of the plan making process plan – Draft Plan, Proposed Amendments and Final Plan. At the end of the plan making process, an Appropriate Assessment Conclusion Statement or Screening Conclusion Statement will be produced which will contain a summary of how ecological considerations in relation to Natura 2000 sites have been integrated into the plan. The final Habitats Directive Report and a declaration in relation to the potential for the plan to affect the integrity of Natura 2000 sites within its potential impact zone will also be produced at that time.

**Article 6(3) of the Habitats Directive identifies what is required in terms of assessment of plans of projects.**

### ***Habitats Directive Article 6(3)***

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

EU and National Guidance sets out two main stages to the assessment process which are as follows:

#### *Stage One: Screening*

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

#### *Stage Two: Appropriate Assessment*

Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an Appropriate Assessment and involves the compilation of a Natura Impact Report by the Planning Authority which is a report of scientific evidence and data relating to European sites for which significant negative impacts have not been previously screened out. This is used to identify and classify any implications of the plan for these

sites in view of their conservation objectives. The Appropriate Assessment must include a determination as to whether or not the plan or its proposed amendments would adversely affect the integrity of any European site or sites. The plan may be adopted if adverse effects on the integrity of European sites can be ruled out during the Appropriate Assessment process. The plan may not be adopted on foot of an Appropriate Assessment, if it is found that it will give rise to adverse impacts on one or more European sites, or if uncertainty remains in relation to potential impacts on one or more European sites.

The directive provides for a derogation procedure which can allow a plan or project to proceed in spite of a finding that the plan or project could / would give rise to adverse effects on the overall integrity of one or more Natura 2000 sites. Derogation procedures can only be progressed in very limited circumstances which are set out in Article 6(4) of the Directive (see below).

#### ***Habitats Directive Article 6(4)***

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

EU and National Guidance identifies the procedures which must be followed in circumstances where a derogation from the Habitats Directive is sought to allow a project or a plan to proceed, despite a finding that it will give rise to adverse effects on the integrity of one or more Natura 2000 sites. These procedures can only be invoked where it has been shown that there are no alternative ways to implement the plan/project which avoid adverse effects on the integrity of one or more European sites, where it has been demonstrated that there are imperative reasons of overriding public interest for which the plan/project must proceed and where measures have been developed and provided to compensate for any losses to be incurred. These further stages are described below.

#### ***Stage Three: Assessment of alternative solutions***

In circumstances where the potential for a plan to give rise to adverse effects on the integrity of a European site or sites has not been ruled out during the appropriate assessment process, it can only be considered for authorisation where it is demonstrated that there are no alternative solutions and that there are Imperative Reasons of Overriding Public Interest (IROPI) which can allow the plan or project to proceed. Stage three of a Habitats Directive Assessment involves the assessment of alternative solutions.

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

The fourth stage of the Habitats Directive Assessment process involves demonstrating that Imperative Reasons of Overriding Public Interest exist, and the assessment of the compensatory measures which are proposed to be implemented. In every case in which a local authority envisages approving or proceeding with a plan or project on grounds of IROPI, the Minister for Arts, Heritage and the Gaeltacht must be consulted.

The assessment may stop at any of the above stages if significant impacts on Natura 2000 sites can be ruled out.