

Bandon Kinsale Municipal District Local Area Plan

Proposed Amendments to the Draft Plan.

Volume 2 Environmental Reports on Proposed Amendments

2nd May 2017

NOTE: This document should be read in conjunction with the Draft Bandon Kinsale Municipal District Local Area Plan, 16th November 2016 and the Proposed Amendments to that Plan, 2nd May 2017.

These reports relate to published amendments only.

Contents	Page No.
Addendum to Strategic Environmental Assessment Environmental Report	v
Strategic Flood Risk Assessment	30
Appendix A: Changes to the Bandon Kinsale Environmental Report	40
Habitats Directive Screening Report	45

Bandon Kinsale Municipal District Local Area Plan

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.

2nd May 2017

Document Verification
Page 1 of 1

Job Title:						
Document Title: Addendum to Strategic Environmental Assessment Environmental Report						
Document Ref:						
Revision	Date	Filename: Addendum to Strategic Environmental Assessment Environmental Report				
		Description: This is the addendum to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Bandon Kinsale Municipal District Local Area Plan prepared following the amendments proposed to the Draft Local Area Plan.				
			Prepared by	Drawn by	Checked by	Approved by
		<i>Name</i>				
1.0			KO'M	AF	PM	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 Bandon Kinsale Municipal District Local Area Plan.

1.1.2. The Strategic Environmental Assessment of the Draft Bandon Kinsale 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 Bandon Kinsale 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. One hundred and two valid submissions were received during the public consultation period on the Draft Bandon Kinsale Municipal District Area Local Area Plan. Six of the submissions focused on general issues facing the County and the Municipal District as a whole, with a further ninety-six site specific submissions.

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, 118 amendments are proposed to the Draft Bandon Kinsale 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 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th 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 30th of May 2017 either::

Online at 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 Bandon Kinsale 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 Bandon Kinsale 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 Bandon Kinsale 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 Bandon Kinsale may lead to a consequential Variation to the Cork County Development Plan 2014. This is a separate Variation process. 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 Bandon Kinsale 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. It is against this background that the Environmental Report prepared on the Draft Bandon Kinsale Municipal District Local Area Plan, made only one recommendation, detailed in Section 6.3 of the Environmental Report. This recommendation related to the inclusion of the word 'sustainable' in some for the objectives for the main towns settlements, and this recommendation was implemented in preparing the Draft Plan

2.1.5. 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 Bandon Kinsale 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 these amendments is also shown in Volume 1 Proposed Amendments, Appendix A.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Bandon Kinsale LAP
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"> • water services/ water quality issues, • SUDs issues, • relevant Objectives in the County Development Plan 2014, • Developer provided water services infrastructure (not allowed unless agreed with Irish Water) 	<p>Proposed Amendment No BK.02.06.03.</p> <p>For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the Bandon Kinsale Municipal District, published on 02nd May, 2017.</p>
2.	Plans should include	Plans will be amended to include a	Proposed Amendment no

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Bandon Kinsale LAP
	a reference to the National Planning Framework and the Regional Spatial and Economic Strategy	reference to the National Planning Framework and the Regional Spatial and Economic Strategy.	BK.02.02.01. For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Bandon Kinsale Municipal District, published on 02 nd 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.	<p>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.</p> <p>Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.</p> <p>A number of new amendments have been made in response to safeguarding environmentally sensitive settlements of Carrigaline (South), Crosshaven and Bays and Kilbrittain. This includes the removal or introduction of new Objectives and re-zoning a small piece of land within the built up area of Crosshaven and Bays which overlaps with the Special Protection Area in the Draft Plan to Open Space.</p>	<p>See proposed amendments BK.03.04.06; BK.03.04.08, BK.03.04.25; BK.03.04.29; BK.03.04.30; BK.03.04.33; BK.04.05.01; BK.05.01.01; BK.05.01.02.</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Bandon Kinsale Municipal District, published on 02nd May, 2017.</p>
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	<p>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.</p> <p>Similarly implementation of the National Broadband Plan is not a matter for the Local Area Plan.</p>	No amendment proposed

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Bandon Kinsale LAP
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 HE2-2. 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, HE 2-6 and HE 2-7.</p> <p>A number of amendments are proposed to the Bandon Kinsale Draft Plan, in response to the Habitat Directive Assessment Screening Report, to rezone parts of designated Natura Sites as open space not suitable for development and the inclusion/ removal of a number of new Objectives.</p>	<p>See proposed amendments BK.03.04.06; BK.03.04.08, BK.03.04.25; BK.03.04.29; BK.03.04.30; BK.03.04.33; BK.04.05.01; BK.05.01.01; BK.05.01.02.</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Bandon Kinsale Municipal District, published on 02nd May, 2017.</p>
7.	Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft Bandon Kinsale MD Plan has been prepared by undertaking a review of the existing statutory plans for the area - the Bandon Electoral Area Local Area Plan 2011, which was itself subject to Strategic</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 Bandon Kinsale LAP
	informed by the environmental sensitivities of an area.	Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. The reality is that many of the provisions of the current LAP's 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 increase change 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 at least '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 Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air	See proposed amendments BK.03.04.06; BK.03.04.08, BK.03.04.25; BK.03.04.29; BK.03.04.30; BK.03.04.33; BK.04.05.01; BK.05.01.01; BK.05.01.02. For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Bandon Kinsale Municipal District, published on 02 nd May, 2017.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Bandon Kinsale LAP
		<p>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 new amendments have been made in response to safeguarding environmentally sensitive settlements of Carrigaline (South), Crosshaven and Bays and Kilbrittain. This includes the removal or introduction of new Objectives and re-zoning a small piece of land within the built up area of Crosshaven and Bays which overlaps with the Special Protection Area in the Draft Plan to Open Space.</p>	
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 Carrigaline.	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.	<p>Additional text has been included regarding the provision of roads infrastructure in Carrigaline.</p> <p>See BK.03.04.35</p>
11.	Cobh 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	<p>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 Cobh Urban Expansion Area.</p> <p>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.</p>	Not relevant to Bandon Kinsale MD LAP.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Bandon Kinsale LAP
	Directive, Habitats and Flood Directives etc		
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 Bandon Kinsale 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 Bandon Kinsale 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 Bandon Kinsale Municipal District Local Area Plan. A total of 118 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 Bandon Kinsale Municipal District, published on 02nd May, 2017. See Table 4.2 below for the environmental assessment of the amendments.

Former Town Council Towns with a Town Development Plan

4.2.3 One of the main issues to arise for each Municipal District relates to the former Town Council Areas. In the Bandon Kinsale Municipal District the Draft Municipal District Draft Plan 2016 sought to plan for the development of Bandon and Kinsale towns, and their respective environs, as one integrated unit. The Draft Plan therefore included proposals for some changes to the policies and objectives of the Kinsale Town Plan. The Department of Housing, Planning, Community and Local Government made a submission to the Council during the public consultation stage and advised against this approach. Therefore, it is now proposed to proceed on the basis that the Bandon Kinsale Local Area Plan will deal only with the environs of Kinsale town. Amendments are therefore proposed to the text and maps of the Draft plan to remove text, policy / objectives on issues covered by the Kinsale Town Development Plan.

Flood Zone Mapping For Coastal Settlements (and / or Other Flood mappings issues where relevant)

4.2.4 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 Kinsale, Carrigaline (South), Crosshaven and Bays and Garretstown/ Garrylucas. See the proposed amendments for these settlements as detailed in the 'Proposed Amendments to the Draft Plan' document for the Bandon Kinsale Municipal District, published on 02nd May, 2017.

Active Land Management

4.2.5 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 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.

4.2.6 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.

4.2.7 It is proposed to amend each Local Area plan to make provision for Active Land Management (See Proposed Amendment BK.01.07.06) in the 'Proposed Amendments to the Draft Plan' document for the Bandon Kinsale Municipal District, published on 02nd May, 2017).

Other General Issues

4.2.8 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.

4.2.9 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

4.2.10 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. In both Bandon and Kinsale additional text and objectives have been included regarding the provision of further educational facilities to serve the target population growth.

4.3 Strategic Environmental Assessment of the Proposed Amendments

4.3.1 Each of the proposed amendments to the Draft Plan was subject to 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: List of Environmental Protection Objectives, Targets and Indicators	
EPO 1	Population (P) 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.
EPO 2	Human Health (HH) To protect and enhance human health and manage hazards or nuisances arising from traffic & incompatible land uses.
EPO 3	Biodiversity, Flora and Fauna (BFF) 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.
EPO 4	Soil (S) Protect the function and quality of the soil resource in the East Cork Municipal District
EPO 5	Water (W) 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.
EPO 6 EPO 7	Air Quality and Climate Factors (AQ/C) Protect and improve air quality. Contribute to mitigation of, and adaptation to, climate change.

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators	
EPO 8	Cultural Heritage (CH) Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.
EPO 9	Landscape (L) Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.
EPO 10	Material Assets (MA) 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.
EPO 11	Flooding (F) 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.

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
Section 1 Introduction					
BK.01.01.01 List of Town Council Development Plans				EPO 1 to 11	Screened out
BK.01.07.01 Approach to Town Council Development Plans				EPO 1 to 11	Screened out
BK.01.07.02 Downstream flooding	EPO 11			EPO 1 to EPO 10	Screened out
BK.01.07.03 Housing Density	EPO 1,			EPO 2 to EPO 11	Screened out
BK.01.07.04 Traffic and Transport				EPO 1 to 11	Screened out
BK.01.07.05 Regeneration areas				EPO 1 to 11	Screened out
BK.01.07.06 SLR and Active Land Management	EPO 1, EPO 2,			EPO 3 to EPO 11	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
Section 2 Local Area Strategy					
BK.02.03.01 Revised settlement list				EPO 1 to 11	Screened out
BK.02.04.01 Growth strategy	EPO 5, EPO 8,			EPO 1, EPO 2, EPO 3, EPO 4, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
BK.02.06.01 Heritage				EPO 1 to 11	Screened out
BK.02.06.03 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
BK.02.05.03 LAS-02				EPO 1 to 11	Screened out
BK.02.02.01 NPF				EPO 1	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
				to 11	
Section 3 Main Towns					
BK .03.01.01				EPO 1 to 11	Screened out
Bandon					
BK .03.02.01 Remove BD-B-08				EPO 1 to 11	Screened out
BK .03.02.02 Education Facilities Text	EPO-1, EPO-2, EPO-10			EPO-3 to 9, EPO-11	Screened out
BK.03.02.03 BD-R-14	EPO-1, EPO-2, EPO-10			EPO-3 to 9, EPO-11	Screened out
BK .03.02.04 Castlebernard Estate				EPO 1 to 11	Screened out
BK.03.02.05 BD-O-07 – revise wording.	EPO-1 to 7, EPO-9 to 11			EPO-5, EPO-8	Screened out
BK.03.02.06 BD-R-08 – revise school requirement.	EPO-1, EPO-2, EPO-10			EPO-3 to 9, EPO-11	Screened out
BK.03.02.07 BD-R-17 – revise school requirement.	EPO-1, EPO-2, EPO-10			EPO-3 to 9, EPO-11	Screened out
BK.03.02.07 Revise wording for X-01.	EPO-1, 2, 4, 6 to 8, EPO-10, EPO-11			EPO-3, EPO-5, EPO-9	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
Kinsale					
BK.03.03.01 Remove lands of former Town Council from zoning map.				EPO 1 to 11	Screened out
BK.03.03.02 Remove text referencing lands within former Town Council area.				EPO 1 to 11	Screened out
BK.03.03.03 Adjustment to development boundary.				EPO 1 to 11	Screened out
BK.03.03.04 Educational facilities	EPO-1, EPO-2, EPO-10			EPO-3 to 9, EPO-11	Screened out
BK.03.03.05 Text supporting additional community facilities.				EPO-1-11	Screened out
BK.03.03.06 Text regarding hotels.				EPO-1-11	Screened out
BK.03.03.07 Objective supporting expansion of education facilities.	EPO-1, EPO-2, EPO-10		EPO-8, EPO-9	EPO-3 to 7, EPO-11	Screened out
BK.03.03.08 Summercove N.S.	EPO-1, EPO-2, EPO-10			EPO-3 to 9, EPO-11	Screened out
BK.03.03.09 Coastal flooding map.	EPO-11			EPO-1-10	Screened out
BK.03.03.10 Western Relief Road				EPO-1-11	Screened out
BK.03.03.11 Extension to development boundary.				EPO-1-11	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
Carrigaline (South)					
BK.03.04.01 Population & Housing				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.03.04.02 Relief Roads.	EPO2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
BK.03.04.03 Archaeology.	EPO8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	No
BK.03.04.04 Walking & Cycling	EPO2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
BK.03.04.05 Environment & heritage.	EPO3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.03.04.06 Walking & Cycling	EPO2			EPO 1, EPO 3, EPO 4,	No

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
	EPO10			EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	
BK.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	No
BK.03.04.09 CL-GO-09				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.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	No
BK.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	No
BK.03.04.12 CL-R-11				EPO 1, EPO 2, EPO 3, EPO 4,	No

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BK.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	No
BK.03.04.14 CL-R-15				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.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	No
BK.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	No
BK.03.04.17 CL-T-01				EPO 1, EPO 2, EPO 3,	

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
				EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
BK.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	No
BK.03.04.19 CL-U-05	EPO2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
BK.03.04.20 CL-U-08	EPO2, EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
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	No
BK.03.04.22 M-28	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	No

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
				EPO 9, EPO 11	
BK.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	No
BK.03.04.24 CL-R-04				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.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	No
BK.03.04.26 CL-U-07	EPO2, EPO10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.03.04.27 CL-B-02/ CL-O-10	EPO2 EPO1 EPO10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
BK.03.04.28 CL-RA-01	EPO10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
BK.03.04.29 CL-GO-02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.03.04.30 CL-GO-03	EPO-03			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No
BK.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	No
BK.03.04.32 CL-B-01	EPO1			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	No

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
BK.03.04.33 Coastal Zone mapping (See Map Reference BK.03.04.02 in Section 3)	EPO2 EPO11			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	No
BK.03.04.35 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	No
BK.03.04.37 CL-GO-11	EPO2 EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
BK.03.04.38 Carrigaline Area Transport Study.	EPO2 EPO10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	No
BK.03.04.40 CL-R-09				EPO-01- 11	
BK.03.04.41 CL-U-13				EPO-01- 11	
Section 4 Key Villages					
BK.04.02.01				EPO 1	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
Scale of dev				to 11	
Ballinspittle					
BK.04.03.01				EPO 1 to 11	Screened out
BK.04.03.02				EPO 1 to 11	Screened out
Belgooly					
BK.04.04.01	EPO-1, 2, 6, 7, 10			EPO-3 to 5, EPO-8, 9	Screened out
BK.04.04.02				EPO 1 to 11	Screened out
BK.04.04.03				EPO-1 to 11	Screened out
Crosshaven and Bays					
BK.04.05.01	EPO-3			EPO-1, 2, EPO-4- 11	Screened out
BK.04.05.02	EPO-1, 2, 6, 7, 9- 11			EPO-3- 5, EPO-8	Screened out
BK.04.05.03	EPO-1, 2, 6, 7, 9- 11			EPO-3- 5, EPO-8	Screened out
BK.04.05.04				EPO-1- 11	Screened out
BK.04.05.05	EPO-1, 2, 4, 6-8, 10			EPO-3, 5, 9, 11	Screened out
BK.04.05.06				EPO-1- 11	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
BK.04.05.07				EPO 1-11	Screened out
BK.04.05.08	EPO-11			EPO 1 - 10	Screened out
BK.04.05.09	EPO-11			EPO 1 - 10	Screened out
BK.04.05.10				EPO-1-11	Screened out
BK.04.05.11				EPO-1-11	Screened out
Inishannon					
BK.04.06.01				EPO-1-11	Screened out
BK.04.06.02				EPO-1-11	Screened out
BK.04.06.03				EPO	Screened out
BK.04.06.04				EPO	Screened out
Riverstick					
BK.04.07.01			EPO-03, EPO-09	EPO 1 to 2, 4 to 8, 10 to 11	Screened out
BK.04.07.02				EPO 1 to 11	Screened out
Section 5 Villages, Village Nuclei and Other Locations					
Villages					
BK.05.01.12				EPO 1 to 11	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
Ballinadee					
BK.05.01.11	EPO-1			EPO 2 to 11	Screened out
Ballygarvan					
BK.05.01.08	EPO-2			EPO 1, EPO-3 to 11	Screened out
Kilbritten					
BK.05.01.01	EPO 3			EPO 1, 2, EPO- 4 to 11	Screened out
BK.05.01.02	EPO-1, 3, 5			EPO-2, 4, 6-11	Screened out
BK.05.01.03	EPO-11			EPO-1- 10	Screened out
BK.05.01.04	EPO-1			EPO-2- 11	Screened out
BK.05.01.10	EPO-1			EPO-2- 11	Screened out
BK.05.01.12	EPO-1			EPO-2- 11	Screened out
BK.05.01.13	EPO-11			EPO-1- 10	Screened out
Minane Bridge					
BK.05.01.05	EPO-1			EPO-2- 11	Screened out
BK.05.01.06	EPO-1			EPO-2- 11	Screened out
Oldchapel					

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
BK.05.01.07				EPO-1-11	Screened out
BK.05.01.08	EPO-1			EPO-2-11	Screened out
Village Nuclei					
BK.05.03.05				EPO 1 to 11	Screened out
Aghyohil					
BK.05.02.01	EPO 1			EPO 2 to 11	Screened out
Dunderrow					
BK.05.01.09	EPO 1			EPO 2 to 11	Screened out
Garrettstown/ Garrylucas					
BK.05.02.02	EPO-11			EPO 1 to 10	Screened out
BK.05.02.03	EPO-1			EPO 2 to 11	Screened out
BK.05.02.04	EPO-1			EPO 2 to 11	Screened out
Other Locations					
Kilmaccsimon Quay					
BK.05.02.04			EPO-9	EPO-1 to 8, EPO-10	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Mitigation Required? Yes / No
	+	-	?	NE Neutral	
				to 11	
Robert's Cove					
BK.05.03.01	EPO-1			EPO-2-11	Screened out
Sandycove					
BK.05.03.02	EPO-1			EPO-2-11	Screened out
BK.05.02.03	EPO-1			EPO-2-11	Screened out

Section 5 Strategic Flood Risk Assessment for the proposed Amendments to the Draft Bandon Kinsale 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 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 6th 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 6th 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.

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.	Residential zonings where a residual and often peripheral part of the site is shown to be within a flood risk zone have been retained. The approach was agreed with the OPW when the Council introduced the Flood Risk Mapping as part of the last LAP Review. The main reasons were; <ul style="list-style-type: none"> In some cases, certain zonings were included in areas at 	No Change Proposed

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
			<p>risk of flooding, even when such zoning did not pass the Justification Test, as a response to a desire to retain those zonings where planning permission had been granted or where the zoning had already been made in a previous Plan’.</p> <ul style="list-style-type: none"> • It was considered that such sites could be best dealt with at Development Management level i.e. the design and layout of any residential scheme would take account of small areas at risk of flooding and ensure that flood compatible uses like open space would be located in such areas. This approach ensures that well located residentially zoned lands will continue to contribute to the overall supply of such lands and not necessitate the zoning of more peripheral less well located lands. • Given the level of detail available with some 	

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
			<p>of the flood risk mapping is 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>The Council is of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.</p>	
2	Office of Public Works	<p>OPW highlighted the need for the Council to expand its approach to flood risk assessment to include the following:</p> <p>(a) 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</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</p>	<p>See proposed amendment no BK.01.07.02.</p>

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>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.</p> <p>(b) the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario.</p>	<p>review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts see proposed amendment no BK.01.07.02.</p>	

5.2 Flood Risk Assessment of the Proposed Amendments

5.1.1. A total of 118 amendments to the Draft Plan are proposed. **(Please see Volume 1 – 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.

5.1.2. Three text amendments are proposed which will have a positive impact on the management of flood risk in the area. These amendments are as follows:

- Proposed amendment **BK.01.07.02** which relates to managing downstream flood impacts and proposed the insertion of additional text in section 1.7 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.

- In Kilbrittain two new amendments have been introduced in relation to flood risk management. Proposed amendment **BK.03.01.03** has been introduced to manage surface water within Kilbrittain Village.

DB-03: All new development south of the Main Street will need to provide adequate measures for the disposal of surface water on site in order to mitigate against flooding impacts on lands and properties in the vicinity.

- **BK.05.01.13** proposes additional text in paragraph 5.1.23 to review the flood extent of Flood Zones A and B along the Kilbrittain River.

A preliminary review of flood extents in Kilbrittain has concluded that the Flood Zone A and Flood Zone B extents should be revised. Therefore, a detailed hydraulic assessment will be undertaken to redefine the Flood Zone A and Flood Zone B extents along the Kilbrittain River.

5.1.3. Thirty (30) of the amendments proposed 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 the Table 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.

Table 5.1: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
1	BK.03.02.01	Bandon	None	Omission of BD-B-08 from the land use zoning map. . These lands are no longer part of this LAP review.	These lands are no longer part of this LAP review. No SFRA issue to consider.
2	BK.03.03.01	Kinsale Environs	None	Omission of lands covered by Kinsale Town Development Plan 2010. These lands are no longer part of this LAP review.	These lands are no longer part of this LAP review. No SFRA issue to consider.
4	BK.03.03.03	Kinsale Environs	None	It is proposed to include lands within the development boundary and zone existing built up area.	These lands are located on elevated /sloping lands to the north of Kinsale Environs. There is no known fluvial flood risk in the area.
5	BK.03.03.08	Kinsale Environs	KS-CO-04	Lands for primary school	These lands are located on elevated /sloping lands to the east of Kinsale Environs. There is no known fluvial flood risk in the area.
6	BK.03.03.09	Kinsale Environs	None	Inclusion of coastal flood extents map.	This relates to an area beyond the high water mark. No SFRA issue to consider.
7	BK.03.03.11	Kinsale Environs	None	It is proposed to include lands within the development boundary and zone existing built up area.	These lands are located on elevated /sloping lands to the north of Kinsale Environs. There is no known fluvial flood risk in the area.

Table 5.1: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
8	BK.03.04.02	Carrigaline (South)	None	Inclusion of coastal flood extents map.	Reinstating the * as the 'flood risk objective applies' as per Draft LAP.
	BK.03.04.17	Carrigaline (South)	T-01	Expansion to extent of zoned land.	Retaining the * as the 'flood risk objective applies' as per Draft LAP.
8	BK.03.04.22	Carrigaline (South)	RY-U-02	Indicative line of M28	These lands are to the north of Carrigaline. There is no known fluvial flood risk in the area.
9	BK.03.04.26	Carrigaline (South)	CL-U-07 (New)	Link road	This proposed route is located to the south west of Carrigaline. There is no known fluvial flood risk in the area.
10	BK.03.04.27	Carrigaline (South)	CL-O-10	Open Space	There is no known fluvial flood risk in the area.
11	BK.03.04.28	Carrigaline (South)	CL-RA-01	Insert revised map showing extension to regeneration area .	Retaining the * as the 'flood risk objective applies' as per Draft LAP.
12	BK.03.04.31	Carrigaline (South)	CL-R-18	Insert revised map showing new residential zoning.	These lands are to the south of Carrigaline. There is no known fluvial flood risk in the area.
13	BK.03.04.34	Carrigaline (South)	CL-U-07 (Draft Plan)	Removal of amenity walk from northern bank of Owenboy River..	No SFRA issue to consider.
14	BK.04.04.02	Belgooly	None	Extension to development boundary.	These lands are to the south of Belgooly. There is no known fluvial flood risk in the area.
15	BK.04.05.01	Crosshaven and Bays	O-10	Open Space zoning.	These lands are zoned open space, a water compatible use, adjoining the Owenboy Estuary. No SFRA issue to

Table 5.1: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					consider.
16	BK.04.05.02	Crosshaven and Bays	U-08	Amenity Walk zoning.	This route is on elevated lands at Myrtleville . No SFRA issue to consider.
17	BK.04.05.02	Crosshaven and Bays	None	Inclusion of coastal flood extents map.	This relates to an area beyond the high water mark. No SFRA issue to consider.
18	BK.04.05.08	Crosshaven and Bays	None	Inclusion of coastal flood extents map.	This relates to an area beyond the high water mark. No SFRA issue to consider.
19	BK.04.05.10	Crosshaven and Bays	None	Extension to development boundary.	These lands are to the north-east of Fountainstown on elevated land. There is no known fluvial flood risk in the area.
20	BK.04.06.01	Inishannon	None	Extension to development boundary.	These lands are to the north-west of Inishannon on elevated land. There is no known fluvial flood risk in the area.
21	BK.04.06.02	Inishannon	None	Extension to development boundary.	These lands are to the north-west of Inishannon on elevated land. There is no known fluvial flood risk in the area.
22	BK.04.06.04	Inishannon	None	Extension to development boundary.	These lands are to the north-west of Inishannon on elevated land. There is no known fluvial flood risk in the area.
23	BK.04.07.01	Riverstick	None	Extension to development boundary.	These lands are to the south of Riverstick on elevated, sloping land. Parts of the site are at risk of flooding where only flood compatible uses will be acceptable.

Table 5.1: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
24	BK.05.01.11	Ballinadee	None	Extension to development boundary.	These lands are to the south of Ballinadee. There is no known fluvial flood risk in the area.
25	BK.05.01.08	Ballygarvan	U-03	Provision of new pedestrian bridge.	No SFRA issue to consider.
26	BK.05.01.10	Kilbrittain	C-02	Community use including extension to school and provision of community facilities.	These lands are to the south of Kilbrittain. There is no known fluvial flood risk in the area.
27	BK.05.01.07	Oldchapel	None	Removal of B-01 from land use zoning.	These lands are to the south of N71 in Oldchapel. A small portion of the site are at risk of flooding where only flood compatible uses will be acceptable.
28	BK.05.02.01	Aghyohil	None	Extension to development boundary.	These lands are to the north-west of Aghyohil. There is no known fluvial flood risk in the area.
29	BK.05.01.09	Dunderrow	None	Extension to development boundary.	These lands are to the west of Dunderrow. There is no known fluvial flood risk in the area.
30	BK.05.02.02	Garrettstown/ Garrylucas	None	Inclusion of coastal flood extents map.	This relates to an area beyond the high water mark. No SFRA issue to consider.

5.3 Strategic Flood Risk Assessment Conclusion

The proposed amendments to the Draft Plan have been assessed for their potential impact on flood risk management. Within this Municipal District the amendments are considered to have either no impact or a potential minor impact which will be further assessed and managed at the project stage in order to ensure that development is avoided in areas at risk of flooding in accordance with objectives WS 6-1 and WS 6-2 of the Cork County Development Plan.

Appendix A

Changes to the Bandon-Kinsale 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 **bold**, text to be removed is shown ~~thus~~

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
<p>Population (P)</p> <p>EPO 1: 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 increase change in the population of the main towns.</p> <p>Distance and mode of transport to work/ school.</p>
<p>Human Health (HH)</p> <p>EPO 2: To protect and enhance human health and manage hazards or nuisances arising from traffic & 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>Biodiversity, Flora and Fauna (BFF)</p> <p>EPO 3: Throughout the county, conserve and restore ecosystems, habitats and species in their</p>	<ul style="list-style-type: none"> Maintain the favourable conservation status of all habitats and species, especially those protected under national and international 	<ul style="list-style-type: none"> Number of developments receiving planning permission within designated sites or within the consultation distance of designated sites where

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
natural surroundings, and ensure their sustainable management, including the ecological corridors between them.	<p>legislation.</p> <ul style="list-style-type: none"> • Implement the actions of the Cork County Biodiversity Action Plan. • Establishment of a Green Infrastructure Strategy for the County • Protect habitats from invasive species 	<p>the HDA process identified potential for impacts.</p> <ul style="list-style-type: none"> • 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. • Number of actions achieved in Biodiversity Action Plan • Progress on Green Infrastructure strategy.
<p>Soil (S)</p> <p>EPO 4: Protect the function and quality of the soil resource in the East Cork Municipal District</p>	<p>Reduce the use of greenfield land by encouraging the reuse of brownfield sites.</p> <p>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.</p> <p>Volume of construction and demolition waste recycled.</p> <p>Reduction in number of vacant and derelict buildings.</p>
<p>Water (W)</p> <p>EPO 5: 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 at least 'good' status in all bodies of surface waters (lakes rivers, transitional and coastal waters).</p> <p>Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater).</p> <p>Not to permit development where it would result in a WWTP exceeding the terms of its discharge license.</p> <p>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>Air Quality and Climate Factors (AQ/C)</p>	<p>Ensure air quality monitoring results are maintained</p>	<p>Trends in Air Quality monitoring data.</p>

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
<p>EPO 6: Protect and improve air quality.</p> <p>EPO 7: Contribute to mitigation of, and adaptation to, climate change.</p>	<p>within appropriate emission limits.</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>Percentage of population travelling to work by public 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>Cultural Heritage (CH)</p> <p>EPO 8: 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>Landscape (L)</p> <p>EPO 9: 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>Material Assets (MA)</p> <p>EPO 10: 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</p>	<p>New critical infrastructural projects completed (projects identified by the CDP).</p>

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

Habitats Directive Screening Report
For Proposed Amendments for
Bandon Kinsale
Municipal District Local Area Plan

Prepared by Cork County Council
Planning Policy Unit
April 2017

Contents

1	Introduction.....	47
2	How this Report Was Prepared	47
	Working Methods	47
	Consultation	47
	Data Sources, Gaps and Limitations.....	48
3	Natura 2000 Sites Within the Potential Impact Zone of the Plan Area.....	48
4	Summary of Proposed Amendments	58
5	Screening Assessment	59
6	Screening Conclusion.....	60
7	Sources of Information.....	62
	National Parks and Wildlife Service Data	62
	Guidance	62
Appendix I	Proposed Amendments Screening Assessment	63
Appendix II	Legislative Background to Habitats Directive Assessment.....	94

1 Introduction

In November 2016 Cork County Council published the draft Bandon Kinsale 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 Sites¹), 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 Bandon Kinsale Municipal District Local Area Plan (April 2017) and the draft Bandon Kinsale Cork 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 Bandon Kinsale Cork 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

2.1 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.

2.2 Consultation

This report, with the proposed amendments has been referred to Statutory Consultees and is available for Public Consultation from Tuesday May 2nd until 4:00pm on Tuesday May 30th 2017. Members of the public and other interested stakeholders have the opportunity to submit their comments and observations on the proposed amendments during that period.

¹ 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.

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 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 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.

2.3 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 Area

The Bandon Kinsale Municipal District covers an area to the south west of Cork City. The boundaries of the plan area are shown on **Figure 1** below encompassing the main towns of Bandon and Kinsale as well as part of the town of Carrigaline and a number of villages and other smaller settlements. The MD extends from the western side of Cork Harbour in the east, to Courtmacsherry Estuary in the west.

Figure 1: Cork Municipal Districts Areas

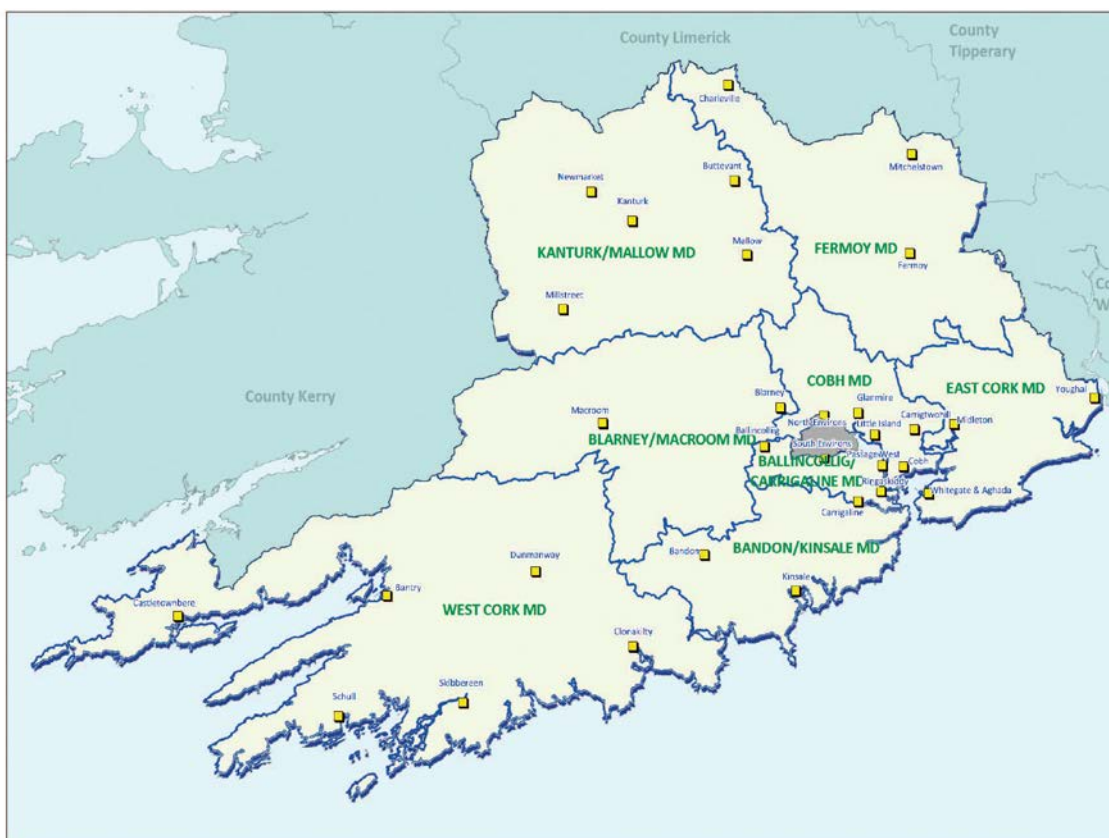


Table 1 below sets out the Natura 2000 sites which are subject to screening in this report. It includes all Natura 2000 sites within the plan boundary area and Natura 2000 sites within 15km of the plan boundary. The habitats and species for which these sites are designated are also listed. The potential 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 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
0091	Clonakilty Bay SAC	<ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] 	<p>To maintain the favourable conservation condition of the following habitats for which the Clonakilty Bay SAC is designated:</p> <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140]; Annual vegetation of drift lines [1210]; Embryonic shifting dunes [2110];

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Atlantic decalcified fixed dunes (Calluno-Ulicetea) [2150] 	<ul style="list-style-type: none"> Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; Atlantic decalcified fixed dunes (Calluno-Ulicetea) [2150]; <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>which are defined by attributes and targets set out in NPWS Conservation Objectives for Clonakilty Bay SAC (May 2014) available at www.NPWS.ie</p>
0108	The Gearagh SAC	<ul style="list-style-type: none"> Water courses of plain to montane levels with the <i>Ranunculum fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] Rivers with muddy banks with <i>Chenopodium rubric p.p.</i> and <i>Biention p.p.</i> vegetation [3270] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] <i>Lutra lutra</i> (Otter) [1355] 	<p>To maintain the favourable conservation condition of the following habitats and species:</p> <ul style="list-style-type: none"> Water courses of plain to montane levels with the <i>Ranunculum fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] Rivers with muddy banks with <i>Chenopodium rubric p.p.</i> and <i>Biention p.p.</i> vegetation [3270] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] <i>Lutra lutra</i> (Otter) [1355] <p>which are defined by attributes and targets as set out in Conservation Objectives for the Gearagh SAC (September 2016) available at www.NPWS.ie</p>
1058	Great Island Channel SAC	<ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low 	<p>To maintain the favourable conservation condition of the following habitats for which the</p>

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p>tide [1140]</p> <ul style="list-style-type: none"> Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] 	<p>Great Island Channel SAC is designated:</p> <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] <p>These habitats are defined by attributes and targets set out in Conservation Objectives for the Great Island Channel SAC (June 2014) available at www.NPWS.ie</p>
1230	Courtmacsherry Estuary SAC	<ul style="list-style-type: none"> Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] <i>Salicornia</i> and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] 	<p>To maintain the favourable conservation condition of the following habitats for which the Barley Cove to Ballyrisode SAC is designated:</p> <ul style="list-style-type: none"> Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>and to restore the favourable conservation condition of</p>

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] <p>which are defined by attributes and targets set out in Conservation Objectives for Courtmacsherry Estuary SAC (July 2014) available at www.NPWS.ie</p>
2171	Bandon River SAC	<ul style="list-style-type: none"> • Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnus incana</i>, <i>Salix alba</i>) [91E0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnus incana</i>, <i>Salix alba</i>) [91E0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] <p>as set out in the Conservation Objectives for the Bandon River SAC August 2016 available at www.NPWS.ie</p>
4021	Old Head of Kinsale SPA	<ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>)

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			[A199] as set out in the Conservation Objectives Old Head of Kinsale SPA August 2016 which are available at www.NPWS.ie
4030	Cork Harbour SPA	<ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris ygnus</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Redshank 	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris ygnus</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]

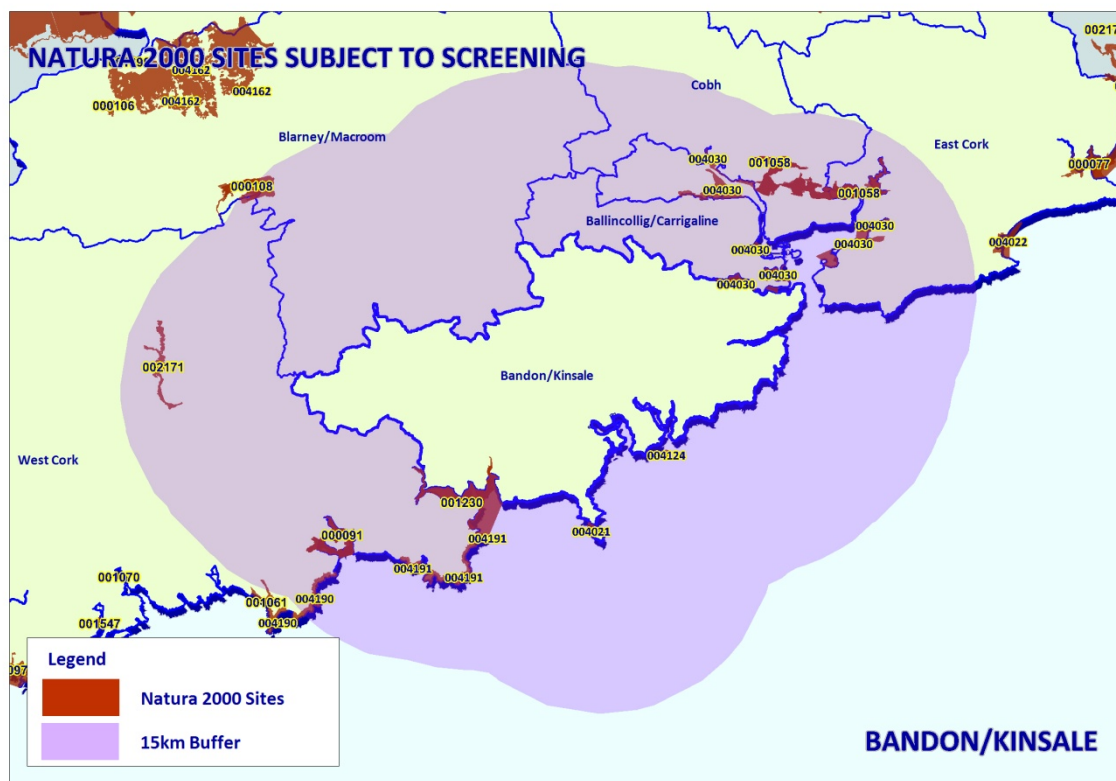
Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p>(<i>Tringaygnus</i>) [A162]</p> <ul style="list-style-type: none"> • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] • Wetland and Waterbirds [A999] 	<ul style="list-style-type: none"> • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringaygnus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] <p>and</p> <ul style="list-style-type: none"> • 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 <p>it as defined by attributes and targets set out in Conservation Objectives Cork Harbour SPA (Dec 2014) which are available at www.NPWS.ie</p>
4081	Clonakilty Bay SPA	<ul style="list-style-type: none"> • Shelduck (<i>Tadorna tadorna</i>) [A048] • Dunlin (<i>Calidrisygnus</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Curlew (<i>Numenius arquata</i>) [A160] • Wetland and Waterbirds [A999] 	<p>To maintain the favourable conservation condition of the following bird species in Clonakilty Bay SPA:</p> <ul style="list-style-type: none"> • Shelduck (<i>Tadorna tadorna</i>) [A048] • Dunlin (<i>Calidrisygnus</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Curlew (<i>Numenius arquata</i>) [A160] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Clonakilty Bay

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>SPA as a resource for the regularly-occurring migratory birds that utilise it</p> <p>as defined by attributes and targets set out in Conservation Objectives Clonakilty Bay SPA (Oct 2014) which are available at www.NPWS.ie</p>
4109	The Gearagh SPA	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Mallard (<i>Anas platyrhynchos</i>) [A053] • Coot (<i>Fulica atra</i>) [A125] • Wetland [A999] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Mallard (<i>Anas platyrhynchos</i>) [A053] • Coot (<i>Fulica atra</i>) [A125] <p>and</p> <ul style="list-style-type: none"> • to maintain or restore the favourable condition of the wetland habitat at the Gearagh as a resource for the regularly-occurring migratory waterbirds that utilise it <p>as set out in the Conservation Objectives for the Gearagh SPA (August 2016) which are available at www.NPWS.ie</p>
4124	Sovereign Islands SPA	<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) [A017] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) [A017] <p>as set out in the Conservation</p>

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
			Objectives for the Sovereign Islands SPA (August 2016) which are available at www.NPWS.ie
4190	Galley Head to Duneen Point SPA	<ul style="list-style-type: none"> Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] <p>as set out in the Conservation Objectives for the Galley Head to Duneen Point SPA (August 2016) which are available at www.NPWS.ie</p>
4191	Seven Heads SPA	<ul style="list-style-type: none"> Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] <p>as set out in the Conservation Objectives for the Seven Heads SPA (August 2016) which are available at www.NPWS.ie</p>
4219	Courtmacsherry Bay SPA	<ul style="list-style-type: none"> Great Northern Diver (<i>Gavia immer</i>) [A003] Shelduck (<i>Tadorna tadorna</i>) [A048] Wigeon (<i>Anas penelope</i>) [A050] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Lapwing (<i>Vanellus vanellus</i>) [A142] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] 	<p>To maintain the favourable conservation condition of the following bird species in Courtmacsherry Bay SPA:</p> <ul style="list-style-type: none"> Great Northern Diver (<i>Gavia immer</i>) [A003] Shelduck (<i>Tadorna tadorna</i>) [A048] Wigeon (<i>Anas penelope</i>) [A050] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Lapwing (<i>Vanellus vanellus</i>) [A142]

Table 1: All Natura 2000 Sites Within the Bandon-Kinsale MD or otherwise identified as requiring screening			
Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Wetland and Waterbirds [A999] 	<ul style="list-style-type: none"> • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Courtmacsherry Bay SPA as a resource for the regularly-occurring migratory birds that utilise it <p>as defined by attributes and targets set out in Conservation Objectives Courtmacsherry Bay SPA (Oct 2014) which are available at www.NPWS.ie</p>

Figure 2 Natura Sites Subject to Screening



4 Summary of Proposed Amendments

There were a total of 100 submissions received during the public consultation period on the Draft Bandon Kinsale Municipal District Area Local Area Plan. The majority of the submissions received related to issues in the three main towns within the Municipal District. Other submissions related to issues in the key villages, villages and other settlements.

A total of 117 amendments are proposed to be made to the plan arising from consideration of these submissions, and arising from discussions and from resolutions passed by Members at meetings held in March 2017. The proposed amendments can be categorised as follows:

- amendments to remove policies relating to Town Council Areas (Bandon and Kinsale) from the plan. These amendments relate to a submission from the Department of Housing, Planning, Community and Local Government that advised against the inclusion of Town Council areas in the Local Area Plan for legal reasons;
- 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 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 some 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

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
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

Bandon Kinsale Municipal District Local Area Plan Proposed Amendments - Screening Conclusion	
Natura 2000 sites subject to Screening for Appropriate Assessment	Clonakilty Bay SAC (0091) The Gearagh SAC (0108) Great Island Channel SAC (1058) Courtmacsherry Estuary SAC (1230) Bandon River (2171) Old Head of Kinsale SPA (4021) Cork Harbour SPA (4030) Clonakilty Bay SPA (4081) The Gearagh SPA (4109) Soverign Islands SPA (4124) Galley Head to Dunden Point SPA (4190) Courtmacsherry Bay SPA (4219)
Description of the Amendments	See Appendix I of this report and Proposed Amendments Document.
Are the Amendments Directly Connected with Or Necessary to the Management of the Natura 2000 sites identified above	No
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.	Other plans that set land use policy and promote the intensification of economic, tourism, agriculture and forestry activity in within the catchments of Cork Harbour and Courtmacsherry Estuary may include policies whose implementation could result in negative 'in combination' effects on habitats and species for which the above listed sites are designated include <i>inter alia</i> : <ul style="list-style-type: none"> • Atlantic Gateways Initiative 2006 • Common Agricultural Policy (2014-2020) • Cork Area Strategic Plan (2008)

	<ul style="list-style-type: none"> • Draft West Cork MD LAP 2016 • Draft Blarney-Macroom MD LAP 2016 • Draft Ballincollig-Carrigaline MD LAP 2016 • Forests, products and people – Irelands forest policy-a renewed vision 2014 • Harvest 2020-A Vision for Irish Agri-Food and Fisheries • Marine Leisure Infrastructure Strategy for the Southern Division of Cork County 2010-2020 • National Climate (2007-2012) Climate Adaptation Framework (2012) • National Development Plan 2007-2013 • National Renewable Energy Action Plan • National Spatial Strategy • National Waste Management Plan 2004-2009 • Port of Cork Strategic Development Plan 2010 • Smarter Travel. A New Transport Policy for Ireland 2009-2020 • South Western Regional Planning Guidelines 2010-2022 • Tourism Action Plan 2016-2018 <p>The primary issues of concern are</p> <ul style="list-style-type: none"> • Amendments which would direct or facilitate development or human activity into or close to Natura 2000 sites; • Amendments which could increase pressure on key environmental resources (eg water) within water sensitive Natura 2000 sites.
Assessment of Significant Effects	
Describe how the proposed amendments (alone or in combination is likely to affect Natura 2000 sites)	No proposed amendments were identified which were considered to be likely to give rise to significant negative impacts on any Natura 2000 site.
Recommended changes to the plan	No changes or modifications were required to be made to the proposed amendments on foot of the Habitats Directive Screening Assessment.
List of Agencies Consulted	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 nd to May 30 th 2017.
Conclusion	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.
Data Collected to Carry Out the Assessment	
Who carried out the assessment	Planning Policy Unit Cork County Council

Sources of Data	See references
Level of Assessment Completed	Screening for Appropriate Assessment
Where can the full results of the assessment be accessed and viewed	Habitats Directive Assessment will continue through the process of making this plan. All documents associated with the process will be available at www.corkcoco.ie

7 Sources of Information

7.1 *National Parks and Wildlife Service Data*

Information relating to individual Natura 2000 sites including Article 17 Conservation Assessment Reports for Habitats and Species in Ireland (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)

7.2 *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.

8 Appendix I Proposed Amendments Screening Assessment

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

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	Section One: Introduction		
BK.01.01.01	<p>Volume 1, Section 1.1 Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans (<i>as per Proposed Amendments Document</i>)</p> <p>This is a text change only.</p>		No issue of concern identified.
BK.01.07.01	<p>Volume 1, Section 1.7 Approach to Town Council Development Plans Delete Paragraph 1.7.5 and replace with new text as follows;</p> <p>1.7.6 — Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Area Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore, it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies. The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p>	13	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	This is a text change only.		
BK.01.07.02	<p>Volume 1, Section 1.7 Flood Risk Assessment and Management</p> <p>Insert new text after Objective IN-01 as follows;</p> <p>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 to adverse effects on the standard of defence provided.</p> <p>This is a text change only.</p>	18	No issue of concern identified.
BK.01.07.03	<p>Volume 1, Section 1.7 Housing Density</p> <p>Insert new Heading "Housing Density" and text after "Green Infrastructure" as follows;</p> <p>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 and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p>This is a text change only.</p>	19	No issue of concern identified.
BK.01.07.04	<p>Volume 1, Section 1.7 Traffic and Transport</p> <p>Insert new paragraphs under Section 1, paragraph 1.7.32 as follows:</p> <p>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 prioritization. This will provide an analytical basis for the integration of land use and transport planning through the use of social, economic and environmental indicators. The strategy will contribute to the formation of future</p>	18	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>land use policy formulation.</p> <p>Transport Strategy for Metropolitan Cork Cork County Council and Cork City Council have prepared a cycling network plan for the Cork Metropolitan area and surrounding towns. The objective of this 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, school, recreation and leisure. In this Municipal District the relevant route for Carrigaline South is U-11 in the Cork Cycle Network Plan.</p> <p>This is a text change only.</p>		
BK.01.07.05	<p>Volume 1, Section 1.7 Regeneration Areas</p> <p>Insert additional text after Paragraph 1.7.26 as follows;</p> <p>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.</p> <p>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. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p>This is a text change only.</p>	18	No issue of concern identified.
BK.01.07.06	<p>Volume 1, Section 1.7 Active Land Management</p> <p>Insert text 'Active Land Management' in Section 1, after paragraph 1.7.8.</p> <p>See Appendix A3 of Proposed Amendments Doc for text.</p> <p>This is a text change only.</p>	13	No issue of concern identified.
Section Two: Overall Strategy			
BK.02.03.01	<p>Volume 1, Section 2</p> <p>Insert new heading: 2.3 The Bandon Kinsale Municipal District above paragraph 2.2.3</p> <p>Delete Table 2.2 and insert revised Table 2.2. See Appendix A4.</p> <p>This is a text change only.</p>	25	No issue of concern identified.
BK.02.04.01	<p>Volume 1, Section 2 Growth Strategy</p> <p>Revise Table 2.2 to Amend Net Residential Areas and Housing Yield</p>	27 & 28	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>figures for Bandon and Kinsale Towns and delete paragraph 2.3.2, 2.3.3, 2.3.4 and 2.3.7 insert revised text.</p> <p>Delete text:</p> <p>The population growth target will require the provision of 3,498 new housing units, with at least 1,699 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of 1,758 units is also planned for the villages.</p> <p>And replace with:</p> <p>The population growth target will require the provision of 3,498 new housing units, with at least 1,606 units allocated to the 2 Main Towns of Bandon and Kinsale. The population target for Carrigaline is allocated from the Ballincollig Carrigaline Municipal District figure. Housing growth of 1,642 units is also planned for the villages.</p> <p>Delete text:</p> <p>The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.</p> <p>Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as 1,642 units. This local area plan has retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at 1,428 units.</p> <p>And replace with:</p> <p>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. In Bandon, the requirement for additional school facilities has resulted in a small net reduction in the net available land supply. In Kinsale, the removal of newly identified residential sites in the former Town Council area has resulted in a small adjustment to the potential yield.</p> <p>The core strategy requires the village network to accommodate 1,642 units, the current appropriate scale of development would allow 1,418 1,428 units. However an analysis of water services infrastructure would indicate that only 917 448 units could be accommodated. Therefore the balance will have to be</p>		

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>accommodated in the two main towns of the Municipal District.</p> <p>This is a text change only.</p>		
BK.02.06.01	<p>Volume 1, Section 2.5 Environment and Heritage Revise heading as follows;</p> <p>Environment and Heritage</p> <p>and insert new text dealing with Archaeology after paragraph 2.6.12 as follows:</p> <p>The Bandon Kinsale Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. Both Bandon and Kinsale are identified in the Urban Archaeological Survey of County Cork with a Zone of Archaeological Potential (ZAP). Both are walled towns with upstanding remains in place in Bandon. Much of the archaeology in the ZAP is subsurface or potentially incorporated into later buildings. For reference to all known archaeological monuments in the district see www.archaeology.ie.</p> <p>This is a text change only.</p>	34 & 35	No issue of concern identified.
BK.02.06.03	<p>Volume 1, Section 2, Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows:</p> <p>a) In order to secure sustainable population growth proposed in each Main Town 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>a) 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.</p> <p>Insert additional Objectives in LAS-01 as follows;</p>	36	Arose in part from HDA screening of draft Plan. No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>g) 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 detailed In Chapter 11, Volume 1of 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 1of 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, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One 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>This is a text change only.</p>		
BK.02.05.03.	<p>Volume 1, Section 2. Insert new Objective LAS-02: Coastal Walkway. Investigate provision of coastal amenity walk tourism route linking Kinsale Town and Camden Fort Meagher</p> <p>This is a text change only.</p>	36	No issue of concern identified.
BK.02.02.01	<p>Volume 1, Section 2 Insert following text after Section 2.2</p>	26	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>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 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.</p> <p>This is a text change only.</p>		
	Section Three: Main Towns		
BK.03.01.01	<p>Volume 1, Section 3. Introduction Delete text and include new Text including revised table 3.1 as per Appendix B1.</p> <p>This is a text change only.</p>	38 & 39	<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 MD area beyond those which were proposed in CDP of 2014.</p> <p>As per CDP 2014, a Wastewater Management Strategy must be prepared for the Harbour which will inform how wastewater arising from population increases</p>

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
			within the harbour catchment (Blarney, Monard, Stoneview and Ringwood) will be managed. No issue of concern identified.
	Bandon		
BK.03.02.01.	Remove BD-B-08 from land use zoning map in Bandon. This is a Map Change only.	63	No issue of concern identified.
BK.03.02.02	Update text in paragraph 3.2.36 as follows: “Provision was made in the last plan for a further 3 primary schools (2 on lands zoned BD-R-08 & 1 on lands zoned BD-R-14). As part of their submission to the Preliminary Consultation Process, the Department of Education has highlighted the need for two new Primary Schools in the town and recommends that these should be provided on a single site in order to share facilities. Cork County Council favours the alignment of new education facilities with residential growth areas so as to optimize opportunities for walking and cycling for short trips and encouraging healthier lifestyles. On this basis lands zoned BD-R-08 and lands BD-R-18 include provision for residential development and 2 primary schools so as to provide an element of flexibility on the future location of schools in the town while promoting the integration of residential growth areas and education to the north west and north east of the town. The requirement for a school on BD-R-14 has now been discontinued. And replace with: “As part of their submission to the public consultation process on the Draft Plan, the Department of Education and Skills has highlighted the need for one new Primary School and one Secondary School in the town and recommends that these should be provided on a single site in order to share facilities. Cork County Council favours the alignment of new education facilities with residential growth areas so as to optimize opportunities for walking and cycling for short trips and encouraging healthier lifestyles. On this basis lands zoned BD-R-08 and lands BD-R-17 include provision for residential development and 1 primary and 1 post primary schools so as to provide an element of flexibility on the future location of	49 & 50	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>schools in the town while promoting the integration of residential growth areas and education to the north-west and north-east of the town. The requirement for one primary school on lands zoned BD-R-14 has been reinstated on request of the Department of Education and Skills”.</p> <p>This is a text change only.</p>		
<p>BK.03.02.03</p>	<p>Text change on lands zoned BD-R-14 as follows:</p> <p>Medium B Residential Development including provision for a primary school (1.14 ha). Proposals shall include a comprehensive landscaping plan which incorporates a high quality boundary treatment.^</p> <p>This is a text change only.</p>	<p>20</p>	<p>No issue of concern identified.</p>
<p>BK.03.02.04</p>	<p>Update text in paragraph 3.2.33. as follows:</p> <p>The provision of public walkways through the site and linking the site with Bandon Town would be encouraged as part of any future plans for this site to improve connectivity between the site and Bandon Town and provide opportunities for the demesne to become informal parkland for the people of Bandon.</p> <p>and replace with:</p> <p>The provision of a safe public walkway through the site and linking the site with Bandon Town would be encouraged as part of any long term future plans for this site to improve connectivity between the site and Bandon Town and provide opportunities for the demesne to become informal parkland for the people of Bandon. Partnership arrangements between the owners of Castlebernard Estate and public authorities will be necessary prior to any part of the demesne becoming accessible to the public.</p> <p>Volume 1, Section 3. Update text in paragraph 3.2.39 as follows:</p> <p>The attractive river valley setting of the town together with Castlebernard Estate, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which can connect into existing/planned walking networks. This would enhance the overall quality of life for residents. A new segment of open space is proposed to the north-east of the town adjoining the proposed northern relief road, new residentially zoned land and the river. The function of these lands is to protect the attractive river valley and visual setting of the town at this location.</p> <p>and replace with:</p> <p>“The attractive river valley setting of the town together with</p>	<p>49</p> <p>50</p>	<p>No issue of concern identified.</p>

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>Castlebernard Estate, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which can connect into existing/planned walking networks. Such opportunities would need to be pursued in partnership with owners of the Castlebernard Estate in order to ensure their safety and with a view to enhancing the overall quality of life for residents. A new segment of open space is proposed to the north-east of the town adjoining the proposed northern relief road, new residentially zoned land and the river. The function of these lands is to protect the attractive river valley and visual setting of the town at this location”.</p> <p>This is a text change only.</p>		
BK.03.02.05	<p>Amend the text on Objective BD-O-07 as follows:</p> <p>“Open Space. Lands to remain open to protect the setting of the town”.</p> <p>And replace with:</p> <p>“Open Space. Lands to remain predominantly open to protect the setting of the town”.</p> <p>This is a text change only.</p>	61	No issue of concern identified.
BK.03.02.06	<p>Text change on lands zoned BD-R-08 as follows:</p> <p>“Medium B Residential Development to include provision for two primary schools (2.32 hectares) with screen planting”.</p> <p>And replace with:</p> <p>Medium B Residential Development including provision for a primary school and secondary school (6.7 ha) (6.1ha). Proposals shall include a comprehensive landscaping plan which incorporates a high quality boundary treatment.</p> <p>This is a text change only.</p>	57	No issue of concern identified.
BK.03.02.07	<p>Text change on lands zoned BD-R-17 as follows:</p> <p>“Medium B Residential Development including the provision of 2 no. primary schools (2.32 hectares).</p> <p>The development of the site will require access off the proposed Northern Relief Road and provision for a link road to the BD R 06 site to the west.</p> <p>Development of this site should also make provision for pedestrian and cycleway links with existing residential areas and proposed development sites BD R 06.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside</p>	58	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>and should include retention of mature trees and boundaries”.</p> <p>And replace with</p> <p>“Medium B Residential Development including the provision of 1 no. primary and 1 no. Secondary schools (6.1 hectares) (6.1 hectares).</p> <p>The development of the site will require access off the proposed Northern Relief Road and provision for a link road to the BD-R-06 site to the west.</p> <p>Development of this site should also make provision for pedestrian and cycleway links with existing residential areas and proposed development sites BD-R-06.</p> <p>Proposals for this development are to include provision for an overall landscaping plan to assimilate the scheme into the hillside and should include retention of mature trees and boundaries”.</p> <p>This is a text change only.</p>		
BK.03.02.08	<p>Update text relating to X-01 as follows in paragraph 3.2.25: Insert coma after residential development</p> <p>The site will also be suitable for some residential development, and mixed-use development including limited retail at the southern end of the site. The layout of development on the site should allow for the creation of a continuous, stepped, streetscape along the roadside, eastern boundary (Cork Road). Given its location close to the town centre the Council will encourage the provision of some 2-bed units on site as starter homes/ age-friendly units.</p> <p>This is a text change only.</p>	48	No issue of concern identified.
	Kinsale		
BK.03.03.01	<p>Remove lands within former town council area from land-use zoning map.</p> <p>This is a Map Change only.</p>	Map	No issue of concern identified.
BK.03.03.02	<p>Update text in Section 3.3 omitting reference to lands within the former jurisdiction of Kinsale Town Council as follows.</p> <p>See Appendix A2.</p> <p>This is a text change only</p>	64	No issue of concern identified.
BK.03.03.03	<p>Adjust line of development boundary</p> <p>This is a Map Change only.</p>	Map	No issue of concern identified.
BK.03.03.04	<p>Update text in Paragraphs 3.3.33 and 3.3.34as follows: “The town is served by a secondary school (Kinsale Community</p>	70	No issue of concern

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>School) and three primary schools. A new school has recently been provided which has added to the capacity of primary school spaces in the town. Education facilities are distributed north and south of the town close to established residential areas. The County Development Plan 2014 does not identify a need for further facilities in the town. Gaelscoil Chionn tSáile is currently operating in a prefabricated building and is in need of a purpose-built unit. The site at Cappagh is zoned for educational use and allows for expansion at this facility.</p> <p>Summercove National School is significantly constrained on its current site and accessed by a very narrow road network without adequate footpath connections. The Council will liaise with the Department of Education in order to find the best solution for Summercove National School. The option to provide a school in the Rocket House (O-04) close to Charles Fort has now been discontinued”.</p> <p>And replace with:</p> <p>“The town is served by a secondary school (Kinsale Community School) and three primary schools. A new school has recently been provided which has added to the capacity of primary school spaces in the town. Education facilities are distributed north and south of the town close to established residential areas. The Department of Education and Skills has identified the need for two primary schools and 1 secondary school in the town. One of the primary schools is to facilitate the target population growth in the town, the other is to facilitate permanent accommodation for Summercove National School. Gaelscoil Chionn tSáile is currently operating in a prefabricated building and is in need of a purpose-built unit. The site at Cappagh is zoned for educational use and allows for expansion at this facility.”</p> <p>“Summercove National School is significantly constrained on its current site and accessed by a very narrow road network without adequate footpath connections. Summercove is in an area of designated High Value Landscape, with a poor road network where the Council has consistently stated that further residential development is not to be encouraged. However, the Department of Education and Skills have identified the need to provide an alternative school site. Therefore having regard to the elevated and scenic nature of surrounding area, the Council has zoned a site for a single storey primary school opposite the existing school to address this matter. This site is the least prominent, forms a natural extension to the existing development boundary and should not impact on the setting of St. Catherine’s Church and graveyard, a protected structure and National Monument. The option to provide a school in the Rocket House (O-04) close to Charles Fort has now been discontinued. Also in Summercove, the Council supports the sympathetic re-use of St. Catherine’s Church</p>		identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>for community/cultural activities.”</p> <p>This is a text change only</p>		
BK.03.03.05	<p>Include additional text in Paragraph 3.3.32as follows:</p> <p>Community facilities are located throughout the town including a garda station, fire station, a library and new playground. A new multi-purpose community facility has been constructed in the town. The Council supports the provision of additional community facilities in the town which could cater for a diversity of users such as The Men’s Shed, Youth Café and local arts groups. Kinsale Community Hospital is 40-bed nursing home located at the northern periphery of the town within a mature site. There are further nursing home facilities and retirement accommodation at Haven Bay Care Centre.</p> <p>This is a text change only</p>	69	No issue of concern identified.
BK.03.03.06	<p>Include additional text in Paragraph 3.3.19 as follows:</p> <p>The town’s location along the Wild Atlantic Way aims to further expand its attractiveness to both the overseas and domestic holiday-market. The Town is well served by a number of high quality hotels and niche guest accommodation including Actons Hotel, The Trident Hotel, MacDonalDs Hotel and Spa and Perryville House. The Plan supports the further expansion of hotel facilities where they contribute positively to the historic environment and respect the sensitive coastal setting in which they are located. In order to ensure Kinsale continues to optimize its niche tourism market, investment in key pieces of infrastructure is required. The Marine Leisure Infrastructure Strategy (2010 – 2020) identified facilities that need to be provided/ improved to increase the quality of the town’s maritime environment and these form part of the plan’s future development framework. Key items highlighted in the document include issues around access to slipways due to conflicts between traffic and parking trailers; marina capacity issues evident and inadequate space along the quaysides.</p> <p>This is a text change only</p>	66	No issue of concern identified.
BK.03.03.07	<p>Include new Objective KS-GO-10.</p> <p>“Support the expansion of primary and post primary education facilities in the town”.</p> <p>This is a text change only.</p>	76	No issue of concern identified.
BK.03.03.08	<p>Include new Objective KS-CO-04 and map change.</p> <p>“Single storey primary school (1.14ha) including provision of comprehensive landscaping scheme to integrate the educational complex into the scenic, coastal landscape”.</p>	79	No issue of concern identified.

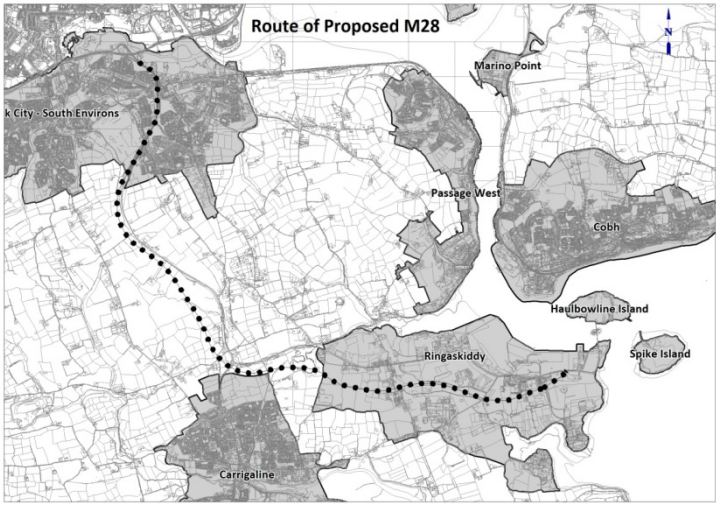
Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	This is a map and text change.		
BK.03.03.09	<p>Coastal Flood Zone Mapping Amendment: Kinsale</p> <p>It is proposed to delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D.</p> <p>This is a Map change only.</p>	Map Change	No issue of concern identified.
BK.03.03.10	<p>The Plan will include additional text at the end of paragraph 3.3.42 as follows:</p> <p>The Council will investigate the feasibility of providing the Western Relief Road within the Environs of Kinsale to aid traffic circulation within the town.</p> <p>This is a text change only.</p>	71	No issue of concern identified.
BK.03.03.11	<p>Include additional lands within the Development boundary and zone as existing built up area at Haven's Hill, Summercove.</p> <p>This is a Map change only.</p>	79	No issue of concern identified.
	Carrigaline South		
BK.03.04.01	<p>New text in paragraph 3.4.9 and 3.4.10 and delete text</p> <p>The County Development Plan 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, 130 dwelling units were constructed or are under construction on zoned land in Carrigaline. There are planning permissions for a further xx dwelling units outstanding on zoned lands in Carrigaline.</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> <p>This is a text change only.</p>	83	No issue of concern identified.
BK.03.04.02	<p>Delete text in paragraph 3.4.22</p> <p>The Carrigaline Area Transportation Plan identified the need for an Outer Western Relief Road. This will provide an alternative means of accessing the national road network from Carrigaline. It will also bring significant traffic relief where it is needed i.e. along the Main Street, Ballea road and Church road in the town centre area, and also along the R611 Cork Road. A review of the CATP will take place</p>	86	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>during the lifetime of this plan and the viability of the relief road will investigated in the context of other transportation options.</p> <p>And insert new text as follows:</p> <p>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.</p> <p>This is a text change only.</p>		
BK.03.04.03	<p>Delete existing paragraph 3.4.37</p> <p>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 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>and replace with the following:</p> <p>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.</p> <p>This is a text change only.</p>	88	No issue of concern identified.
BK.03.04.04	<p>Delete paragraph 3.4.25 as follows:</p> <p>This Plan recognises the future potential of linking existing cycle and walking routes which exist in Carrigaline to those that exist in Passage West and onto Douglas and Cork City which have been identified in the Cork Metropolitan Cycling Strategy.</p> <p>And replace with:</p> <p>This Plan recognises the future potential of linking existing shared-use walking and cycle routes or greenways which exist in Passage West'.</p>	87	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	This is a text change only.		
BK.03.04.05	<p>Delete paragraph 3.4.30:</p> <p>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 Raffeen and Monkstown (U-05). There are objectives in the existing Plan to develop a further amenity walk to the north of the estuary (U-07) which should be retained.</p> <p>And replace with:</p> <p>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). There are objectives in the existing Plan to develop a further amenity walk to the north of the estuary (U-07) which should be retained.</p> <p>This is a text change only.</p>	87	No issue of concern identified.
BK.03.04.06	<p>General Objective CL-GO-10 Amend objective:</p> <p>Establish a network of designated walking and cycling routes shall be established to provide safe, convenient and pleasant routes between the town's main residential areas, schools and the town centre.</p> <p>And replace with:</p> <p>Further expand the network of designated walking and cycling routes to provide safe, convenient and pleasant routes between the town's main residential areas, schools and the town centre</p> <p>This is a text change only.</p>	98	No issue of concern identified.
BK.03.04.08	<p>General Objectives</p> <p>Amend Code of CE-GO-08 to CL-GO-08</p>	98	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	This is a text change only.		
BK.03.04.09	General Objectives Amend Code of CE-GO-09 to CL-GO-09 This is a text change only.	98	No issue of concern identified.
BK.03.04.10	Amend Land Area in objective CL –R-07 to 1.62 hectares and delete 1.5 . This is a text change only.	99	No issue of concern identified.
BK.03.04.11	Amend Land Area in objective CL –R-10 to 12.27 hectares and delete 10.0 . This is a text change only.	99	No issue of concern identified.
BK.03.04.12	Amend Land Area in objective CL –R-11 to 6.63 hectares and delete 6.3 . This is a text change only.	100	No issue of concern identified.
BK.03.04.13	Amend Land Area in objective CL –R-14 to 7.9 hectares and delete 8.56 . This is a text change only.	101	No issue of concern identified.
BK.03.04.14	Volume 1, Section 3. Main Towns Amend Land Area in objective CL –R-15 to 5.99 hectares and delete 6.2 . This is a text change only.	101	No issue of concern identified.
BK.03.04.15	Specific Development Objective Amend Code CE-R-16 to CL-R-16 Amend Land Area in objective CL –R-16 to 4.21 hectares and delete 3.8 . This is a text change only.	101	No issue of concern identified.
BK.03.04.16	Amend Land Area in objective CL-R 17 to 5.09 hectares and delete 4.7 . This is a text change only.	102	No issue of concern identified.
BK.03.04.17	Expand CL-T-01 zoning Amend Area size and Map change This is a Map Change only.	102 & 103	No issue of concern identified.
BK.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	102 & 103	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>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 only pedestrian access to the main street. Vehicular access to such developments will not be provided directly from the main street. 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"> 1. The site of the existing car park adjoining the Main Street and River; 2. Within the town centre expansion area west of the Main Street; And should form part of a wider public realm strategy for the town. 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>the southern part of the site backing onto existing residential development on the Kilmoney Road will have a mix of residential development.</p> <p>This is a text change only.</p>		
BK.03.04.19	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Objective CL-U-05 Provide pedestrian walkway along old railway line from the river north towards Ballyhemicken.</p> <p>Revised Objective Provide Greenway along old railway line from the river north towards Ballyhemicken, where practicable.</p> <p>This is a text change only.</p>	104	No issue of concern identified.
BK.03.04.20	<p>Amend Objective CL-U-08 as follows;</p> <p>Provide pedestrian amenity walk from Mountain Road East to join existing amenity walk Greenway on the Crosshaven road.</p> <p>This is a text change only.</p>	104	No issue of concern identified.
BK.03.04.22	<p>Illustrate indicative route of the proposed M28 on zoning maps RY-U-02</p> <p>Indicate the indicative route of the proposed M28 on Zoning Maps - RY-U-02. (Mapping Change). Insert additional text as new paragraph after 3.4.22, with</p>	106	An Environmental Impact Statement and a Natura Impact

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>contextual map, as follows: (Text and Contextual Map Change)</p> <p>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.</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 after CL-U-14, as follows: (Text Change)</p>		<p>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>

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>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.</p> <p>This is a text and Map change only.</p>		
BK.03.04.23	<p>Volume 1, Section 3. Main Towns</p> <p>Indicate CL-U-13 on map label.</p> <p>This is a Map Change only.</p>	Map	No issue of concern identified.
BK.03.04.24	<p>Specific Development Objective CL-R-04 Delete Text with strike through.</p> <p>Medium A density residential development. Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the adjacent SPA. A sea wall will be required along the eastern / southern boundary of the site. The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off site and on site infrastructure. Specific arrangements shall be made for the provision and construction an amenity walk (U-07).</p> <p>This is a text change only.</p>	99	No issue of concern identified.
BK.03.04.25	<p>Specific Development Objectives- delete CL-U-07 <i>Pedestrian walkway along shoreline towards Coolmore.</i> <i>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.</i></p> <p>This is a text change only.</p>	104	No issue of concern identified.
BK.03.04.26	<p>Volume 1, Section 3. Main Towns</p> <p>Specific Development Objective- revised CL-U-07.</p> <p>Link road between U-04 and U-10.</p> <p>This is a text and map change.</p>	104	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
BK.03.04.27	<p>Volume 1, Section 3. Main Towns Amend B-02 to provide new area of open space zoning CL-O-10 as follows:</p> <p>Active Open Space and ancillary sports facilities</p> <p>This is a text and a Map Change.</p>	105	No issue of concern identified.
BK.03.04.28	<p>Volume 1, Section 3. Main Towns Extend CL-RA-01 and include additional text relating to CL-RA-01as follows:</p> <p>CL-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 and is also suitable for a large scale stand alone retailer. 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 vibrant town centre during the day.</p> <p>This is a text and Map change.</p>	96	No issue of concern identified.
BK.03.04.29	<p>Delete General Objective CL-G—02 as follows;</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>Carrigaline is situated adjacent to Cork Harbour Special Protection Area and in proximity to the Great Island Channel SAC. 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.</p> <p>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>This is a text change only.</p>	97	No issue of concern identified.
BK.03.04.30	<p>Revise General Objective CL-G-03 as follows;</p> <p>The boundary of Carrigaline overlaps with and is adjacent to the Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with</p>	97	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>the requirements of the Habitats Directive and the Birds Directive, and with the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.</p> <p>This is a text change only.</p>		
BK.03.04.31	<p>Insert New Residential Objective CL-R-19 CL-R-18</p> <p>Medium A residential development to include a mix of house types accompanied by appropriate landscaping, any development on site shall be accompanied by associate road and pedestrian network improvements, the costs of which shall be borne by the developer.</p> <p>This is a map and text change only.</p>	102	No issue of concern identified.
BK.03.04.32	<p>Revise Specific Objective CL-B-01 as follows</p> <p>Business development suitable for small to medium sized industrial units, office based industry and provision of Primary Health Care Centre.</p> <p>This is a text change only.</p>	102	No issue of concern identified.
BK.03.04.33 (See Map Reference BK.03.04.02 in Section 3)	<p>Insert revised Land Use Zoning Map identifying Coastal Zone Flooding.</p> <p>This is a mapping change only</p>	106	No issue of concern identified.
BK.03.04.35 (BC.03.04.21)	<p>Amend text in objective CL-R-06 and delete the following sentence</p> <p>Provision will also be made for a primary school (requires at least 1.6 ha site</p> <p>This is a text change only.</p>	99	No issue of concern identified.
BK.03.04.37	<p>Insert new Objective CL-GO-11, as follows:</p> <p>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.</p> <p>This is a text change only.</p>	98	No issue of concern identified.
BK.03.04.38	<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</p>	86	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>Study was adopted in 2007 and some of its recommendations have been delivered, most 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. An updated strategy may be required to reassess proposals for the Western Outer Relief Road. An updated CATS will be required as soon as practicable and this should also reassess the proposal for the Western Outer Relief Road.</p> <p>This is a text change only.</p>		
BK.03.04.40	<p>Insert additional text to Objective CL-R-09 as follows:</p> <p>Low density residential development individual serviced sites.</p> <p>Medium B density residential development (low density residential development as individual serviced sites).</p> <p>This is a text change only.</p>	99	No issue of concern identified.
BK.03.04.41	<p>Volume 1, Section 3, Main Towns Amend Objective CL-U-13, as follows:</p> <p>Implementation of the Greenway project (disused railway line to Carrigaline) where practicable.</p> <p>This is a text change only.</p>	105	No issue of concern identified.
	Section Four: Key Villages		
	Introduction		
BK.04.02.01	<p>Volume 1, Section 4. Key Villages Insert following text as a footnote in Table 4.1 Appropriate Scale of Development in Key Villages.</p> <p>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.</p> <p>This is a text change only.</p>	109	No issue of concern identified.
	Ballinspittle		
BK.04.03.01	<p>Include new Objective DB-04;</p> <p>“Supports plans for footpath and road realignment from Ballinspittle Village to Kilmore Woods.”</p> <p>This is a text change only.</p>	115	No issue of concern identified.
BK.04.03.02	Revise Paragraph 4.3.11 as follows;	113	No issue of

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>This plan seeks to retain the scale of growth envisaged in the 2011 Plan. Therefore, a further 100 units can be developed in the village over the lifetime of this Plan, taking the housing stock to approximately 220 units by 2023. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not normally be larger than 25 dwellings.</p> <p>This is a text change only.</p>		concern identified.
	Belgooly		
BK.04.04.01	<p>Include new Objective DB-03;</p> <p>“Supports the provision of enhanced pedestrian links which connect residential areas to the village core and school”.</p> <p>This is a text change only.</p>	119	No issue of concern identified.
BK.04.04.02	<p>Extension to development boundary.</p> <p>This is a Map change only.</p>	121	No issue of concern identified.
BK.04.04.03	<p>Revise Paragraph 4.4.8 as follows;</p> <p>This Plan has retained the scale of future growth within the village to 150 new units, taking the housing stock up to approximately 400 units by 2023. The development boundary for Belgooly has not been altered from that defined in the 2011 Local Area Plan as there is adequate land available to realize the target growth. The development boundary for Belgooly is largely determined by infrastructural and topographical constraints. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not normally be larger than 25 dwellings. Development to the south-east and east of the village is restricted due to the elevated and exposed nature of these lands.</p> <p>This is a text change only.</p>	118	No issue of concern identified.
	Crosshaven and Bays		
BK.04.05.01	<p>Include new Objective O-10:</p> <p>Open Space to protect the Special Protection Area designation.</p> <p>This is a text and map change only.</p>	131 & 132	No issue of concern identified.
BK.04.05.02	<p>Revised indicative line of walkway U-08.</p> <p>This a Map Change Only.</p>	132	No issue of concern identified.
BK.04.05.03	<p>Insert new Objective</p> <p>DB-06: The Council will work in co-operation with landowners to deliver the proposed amenity routes. .</p>	129	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	This is a text change only.		
BK.04.05.04	<p>Include additional text under paragraph 4.5.21:</p> <p>“These issues will be prioritised by the Council over the lifetime of the Plan and will be addressed where resources allow”.</p> <p>This is a text change only.</p>	125	No issue of concern identified.
BK.04.05.05	<p>Update Objective T-01 to allow for a broader range of retail uses on site as follows;</p> <p>T-01: “Mixed uses including: commercial, services, civic, residential and retail related to leisure/ tourism use to facilitate village centre expansion.</p> <p>And replace with:</p> <p>T-01: “Mixed uses including: retail, offices, community, residential and marine/tourism uses to facilitate village centre expansion”.</p> <p>This is a text change only.</p>	129	No issue of concern identified.
BK.04.05.06	<p>Update text in , Paragraph 4.5.35 as follows:</p> <p>Crosshaven village is a well established settlement, with important community facilities including two churches, one co-educational secondary school, Colaiste Mhuire and three primary schools; Scoil Bhríde, Scoil Náisiúnta Cros tSeain and Templebreedy national School. The village has a large number of sporting clubs including GAA, soccer, rugby, sailing, tennis and rowing to name a few. The local community has developed additional facilities based around historic Crosshaven House including a playground and pitch and putt club. The village is lacking a community hall, however, and the Plan supports identifying a suitable site/ building which could act as a focal point for community uses throughout the year. The Plan supports the provision of improved access to the village community hall.</p> <p>This is a text change only.</p>	126 & 127	No issue of concern identified.
BK.04.05.07	<p>Update text in Paragraph 4.5.23: as follows:</p> <p>Delete</p> <p>While significant levels of residential development have taken place in the village, there is a need for the proportionate provision of services and facilities for the enlarged population including improved community facilities.</p> <p>And replace with:</p> <p>While significant levels of residential development have taken place in the village, there is a need for the proportionate provision of services and facilities for the enlarged population including improved community facilities. The Council also supports</p>	125	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>interventions which can improve walkability within the settlement, especially linking residential areas and the village core.</p> <p>This is a text change only.</p>		
BK.04.05.08	<p>Coastal Flood Zone Mapping</p> <p>Delete the Coastal Flood Zone Map and replace with a map as shown in Appendix D.</p> <p>This a Map Change Only.</p>	132	No issue of concern identified.
BK.04.05.09	<p>Insert new Objective DB-07 as follows:</p> <p>Support the delivery of a flood relief scheme at Graball Bay.</p> <p>This is a text change only.</p>	129	No issue of concern identified.
BK.04.05.10	<p>Revise Paragraph 4.5.26. as follows;</p> <p>The planning Strategy for Crosshaven and Bays continues to encourage the consolidation of the settlement of Crosshaven and to recognise its important economic, leisure, tourism and marine roles within the Cork Harbour. The housing growth target for the village has been retained having regard to the scale of the settlement, the need to sustain existing services and community facilities and the availability of suitable infrastructure services. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not normally be larger than 50 dwellings.</p> <p>This is a text change only.</p>	125	No issue of concern identified.
BK.04.05.10	<p>Extension to the development boundary.</p> <p>This is a map change only.</p>	86	No issue of concern identified.
Inishannon			
BK.04.06.01	<p>Extension to the development boundary.</p> <p>This is a Map Change only.</p>	138	No issue of concern identified.
BK.04.06.02	<p>Extension to the development boundary.</p> <p>This is a map change only.</p>	138	No issue of concern identified.
<p>BK.04.06.02</p> <p>BK.04.06.03</p>	<p>Revise Paragraph 4.6.8. as follows;</p> <p>Over the lifetime of this Plan, the aim is to retain the scale of new residential development to 150 additional units, taking the housing stock to approximately 460 units by 2023. New development will need to respond positively to the pattern and grain of existing development. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should normally not be larger than 25 dwellings. The</p>	134	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.</p> <p>This is a text change only.</p>		
BK.04.06.04	<p>Extension to the development boundary.</p> <p>This is a map change only.</p>	138	No issue of concern identified.
	Riverstick		
BK.04.07.01	<p>Extension to the development boundary.</p> <p>Map Change only</p>	143	No issue of concern identified from an AA perspective. Expansion of boundary will incorporate a section of riparian woodland – should be considered as part of SEA.
BK.04.07.02	<p>Revise Paragraph 4.7.12. as follows;</p> <p>This plan seeks to retain the scale of development of 150 additional dwellings in the village up to 2020, taking the housing stock to approximately 400 units by 2023. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should normally not be larger than 25 dwellings.</p> <p>This is a text change only.</p>	140	No issue of concern identified.
	Section Five: Villages, Village Nuclei and Other Locations		
	Villages		
	Introduction		
BK.05.01.14	<p>Insert following text as a footnote in Table 5.1 Appropriate Scale of Development in Villages as follows;</p> <p>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.</p> <p>This is a text change only.</p>	148	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	Ballinadee		
BK.05.01.11	Extension to development boundary This is a Map change only.	151	No issue of concern identified.
	Ballygarvan		
BK.05.01.08	Insert new objective U-03 as follows: The Plan supports the provision of a new pedestrian bridge within the Village. This is a text and map change	154 & 155	No issue of concern identified.
	Kilbrittain		
BK.05.01.01	Insert new GO Objective for villages to ensure protection of the Courtmacsherry Estuary SAC as follows: GO-01 (o): In order to secure sustainable population growth proposed in GO-01 (a), appropriate and sustainable water and wastewater infrastructure that will help secure the objectives of the Water Framework Directive and protect the Courtmacsherry Estuary Special Area of Conservation and Courtmacsherry Bay Special Protection Area Nature 2000 Sites, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted in this settlement. This is a text change only.	149	No issue of concern identified.
BK.05.01.02	Provide additional DB objective to ensure protection of the Courtmacsherry Estuary SAC as follows: DB-02: New development can only proceed where it is shown it complies with the operation and licensing of the Waste Water Treatment Plant. This is a text change only.	158	No issue of concern identified.
BK.05.01.03	Insert an additional objective and text relating to the disposal of surface water south of the village as follows; DB-03: All new development south of the Main Street will need to provide adequate measures for the disposal of surface water on site in order to mitigate against flooding impacts on lands and properties in the vicinity. This is a text change only.	158	No issue of concern identified.
BK.05.01.04	Include an additional objective supporting the expansion of school facilities east of C-01 as follows; DB-04: Support the expansion of school and community-related development east of C-01. This is a text change only.	158	No issue of concern identified.
BK.05.01.12	Insert an additional objective supporting the upgrading and maintenance of walkways south of the village.	158	No issue of concern

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	DB-05: Support the upgrading and maintenance of walkways south of the village. This is a text change only.		identified.
BK.05.01.13-	The Plan will include additional text in paragraph 5.1.23 supporting the review of the flood extents of Zones A & B within the village as follows: A preliminary review of flood extents in Kilbrittain has concluded that the Flood Zone A and Flood Zone B extents should be revised. Therefore, a detailed hydraulic assessment will be undertaken to redefine the Flood Zone A and Flood Zone B extents along the Kilbrittain River. This is a text change only.	158	No issue of concern identified.
BK.05.01.10	Zone site for Community Uses C-02 and include new objective as follows: C-02: Community Use including extension to school and provision of community facilities incorporating east-west pedestrian links. Any proposal shall include comprehensive boundary screening. This is a text and Map change.	108	No issue of concern identified.
	Minane Bridge		
BK.05.01.05	Insert new objective DB-03 as follows: The Plan supports the provision of traffic calming measures and improved pedestrian facilities linking residential areas to community buildings within the Village. This is a text change only.	160	No issue of concern identified.
BK.05.01.06	Insert new objective DB-04 as follows: The Plan supports proposals to enhance recreation facilities in the village including the provision of a playground. This is a text change only.	160	No issue of concern identified.
	Oldchapel		
BK.05.01.07	Volume 1 Section 5.1. Remove B-01 from land-use zoning and re-label B-02 as B-01. This is a map and text change only.	162 & 163	No issue of concern identified.
	Village Nuclei		
	Introduction		
BK.05.03.05	Insert following text as a footnote in Table 5.2 Appropriate Scale of Development in Village Nuclei as follows; 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	166	No issue of concern identified.

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>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.</p> <p>This is a text change only.</p>		
	Aghyohil		
BK.05.02.01	<p>Extension to the development boundary.</p> <p>Map change only.</p>	169	No issue of concern identified.
	Dunderrow		
BK.05.01.09	<p>Extension to the development boundary.</p> <p>Map change only.</p>	177	No issue of concern identified.
	Garrettstown/ Garrylucas		
BK.05.02.02	<p>Coastal Flood Zone Mapping:</p> <p>Delete the Coastal Flood Zone Map and replace with a new map.</p> <p>Map Change Only.</p>	183	No issue of concern identified.
BK.05.02.03	<p>Reword text of X-03 as follows:</p> <p>Special Policy Area. Provision of temporary tourist accommodation for campervans and camping facilities. The site is also suitable for a mixture of temporary and permanent caravans for tourist accommodation .Any proposals shall be accompanied by a comprehensive landscaping scheme prepared by a suitably qualified professional, to assimilate the proposal into this sensitive, coastal landscape.</p>	182	No issue of concern identified.
BK.05.02.04	<p>Re-word objective X-02 as follows:</p> <p>Special Policy Area. Lands to remain predominantly open in character with generally no linear roadside frontage development potential for some in-depth residential development at the eastern end of the site.</p> <p>This is a text change only.</p>	182	No issue of concern identified.
	Other Locations		
	Kilmacsimon Quay		
BK.05.03.04	<p>Delete DB-03 as follows:</p> <p>Development on the elevated lands to the southern side of the access road serving Kilmacsimon Quay should be discouraged, to preserve the visual amenities of the area and protect areas of High Value Landscape.</p> <p>This is a text change only.</p>	197	No issue of concern identified.
	Robert's Cove		
BK.05.03.01	Insert new Objective DB-03:	199	No issue of

Amendment Ref.	Draft Proposed Change	Page No.	Habitats Directive Screening Assessment
	<p>Support the provision of a coastal walkway linking Roberts Cove and Rocky Bay.</p> <p>This is a text change only.</p>		concern identified.
	Sandycove		
BK.05.03.02	<p>Update text Objective DB-01:</p> <p>Any further development in Sandycove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Priority will be given to the development of recreation and amenity facilities including walks along the coastline.</p> <p>And replace with:</p> <p>Any further development in Sandycove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Consideration will be given to some infill residential development where it directly improves existing public foul services. Priority will be given to the development of recreation and amenity facilities including walks along the coastline.</p> <p>This is a text change only.</p>	200	No issue of concern identified.
BK.05.03.02 BK.05.03.03	<p>Insert new Objective DB-02:</p> <p>Support the provision of car parking facilities.</p> <p>This is a text change only.</p>	200	No issue of concern identified.

9 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.