

**SKIBBEREEN ELECTORAL AREA
LOCAL AREA PLAN
2011**



2

Volume 2

**Habitats Directive Assessment, Natura Impact Report
Strategic Environmental Assessment Statement
Strategic Flood Risk Assessment**

**Cork County Council
Planning Policy Unit**

Skibbereen Electoral Area Local Area Plan

August 2011

Volume 2
Habitats Directive Assessment Natura Impact
Report
Strategic Environmental Assessment Statement
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Skibbereen Electoral Area Local Area Plan

Natura Impact Report

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Appendix I: Timetable for the making of the Skibbereen Electoral Area Local Area Plan.

1 Introduction

1.1 Preamble

1.1.1 Cork County Council has recently prepared the Skibbereen Electoral Area Local Area Plan under the provisions of the Planning and Development Acts 2000-2010. The plan focuses on the local level implementation of the overall planning strategy for the County as set out in the County Development Plan 2009. The plan also adheres to the core strategies set down in higher level plans including the National Spatial Strategy (2002-2020) and the Regional Planning Guidelines (2010) for the South West Region.

1.1.2 In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC), 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 2000 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 and animal species for which these sites are designated. This assessment process is called a **Habitats Directive Assessment** (HDA) and has been carried out for all stages of the plan making process.

1.1.3 The draft Skibbereen Electoral Area Local Area Plan was assessed to determine whether the plan or its policies could have significant impacts on any Natura 2000 sites. The results of that assessment are contained in the first Natura Impact Report, (Natura Impact Report (I) for the draft Skibbereen Electoral Area Local Area Plan), which was published in February 2011. The findings and recommendations of that process were presented to Council members as part of the Managers Report of 23rd February 2011. The Managers Report also contained recommendations relating to all amendments proposed to the plan arising from the public consultation process (Nov. 2010-Jan 2011). Council members voted to accept or reject the recommendations contained in the Managers Report of 30th and 31st March. In addition, they themselves proposed and voted to include other amendments to the plan at that time. The proposed amendments to the plan were published on 21st April 2011.

1.1.4 The proposed amendments to the draft Skibbereen Electoral Area Local Area Plan were also assessed to determine whether these could have significant impacts on any Natura 2000 sites. The results of that assessment are contained in the second Natura Impact Report, (Natura Impact Report (II) for the proposed

¹ Natura 2000 sites include Special Areas of Conservation designated under the Habitats Directive and Special Protection Areas designated under the Birds Directive. Special Areas of Conservation are sites that are protected because they support particular habitats and/or plant and animal species that have been identified to be threatened at EU community level. Special Protection Areas are sites that are protected for the conservation of species of birds that are in danger of extinction, or are rare or vulnerable. Special Protection Areas may also be sites that are particularly important for migratory birds. Such sites include internationally important wetlands.

amendments to the Skibbereen Electoral Area Local Area Plan), which was published on 21st April 2011. That report contained an examination of all amendments proposed to be made to the plan, which were approved by Council Members on 30th and 31st March, and a determination as to whether the amendments have the potential to have significant impacts on Natura 2000 sites. Where impacts could not be ruled out, recommendations were made for modifications to be made to the amendments, or for the removal of these. These recommendations were contained in the Managers Report of June 15th, Council members voted on the recommendations contained in the Managers Report on July 25th 2011. All of the recommendations made arising from the appropriate assessment process were accepted by Council members and integrated into the Local Area Plan.

1.1.5 This is the final Natura Impact Report for the Skibbereen Electoral Area Local Area Plan, 2011. It summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met. Finally the report contains the **AA Conclusion Statement** which finds that, subject to a number of changes to text, objectives, settlement boundaries and zonings, which have been accepted by Council and are contained in the final plan, there will be no significant impact on the network as a whole, nor to individual Natura 2000 sites or their dependant habitats and species. This report should be read in conjunction with the Skibbereen Electoral Area Local Area Plan.

1.1.6 The first and second Natura Impact Reports have been made available to statutory consultees and the general public. In addition, the National Parks and Wildlife Service was consulted and advised on the content of each of the Natura Impact Reports.

1.1.7 The full timetable for the making of the plan and the parallel Habitats Directive Assessment process is set out in Appendix I.

1.2 Habitats Directive Assessment

1.2.1 Habitats Directive Assessment, also referred to as Appropriate Assessment, is a process which involves the evaluation of the potential impacts of plans and projects on Natura 2000 sites and the habitats and species that they support and, where necessary, the development of mitigation measures to avoid any such impacts. It is an iterative process which runs parallel to and informs the plan making process, involving analysis and review of draft policies, or amendments/variations, as they emerge during each stage of plan making. Within this process, regard must also be had to the potential for policies or amendments to policies, to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.

1.2.2 Articles 6(3) of the Directive sets out the requirement for the assessment of plans and projects affecting Natura 2000 sites as follows:

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 and subject to the provision 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.

1.2.3 Article 6(4) of the Directive deals with derogation procedures, where it is considered necessary to proceed with a plan/project despite a finding that negative impacts are likely.

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 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.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance to the environment, or further to an opinion from the Commission, to other imperative reasons of overriding public interest.

1.2.4 In relation to plan making, the process of assessment may result in the modification or removal of policies proposed to the plan or in the adoption of new policies, or, if significant impacts arise which cannot be avoided, a recommendation not to proceed with the policy.

1.2.5 The European Union has provided guidance as to how to complete a Habitats Directive Assessment for land use plans which identifies four main stages in the process as follows:

Stage One: Screening

The process which identifies what might be likely impacts arising from a plan on Natura 2000 sites, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant. If the effects are deemed to be significant, potentially significant, or uncertain, then the process must proceed to Stage Two.

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 consideration of the impact of the plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, having regard to the site's ecological structure and function, and its conservation objectives. Additionally, where there are adverse impacts, it involves an assessment of the potential mitigation of those impacts.

Stage Three: Assessment of alternative solutions

Should the conclusion of the appropriate assessment be that there are likely to be impacts which will affect the overall integrity of Natura 2000 site, then it is required to examine alternative ways of achieving the objectives of the plan that avoids such impacts. Stage three of a Habitats Directive Assessment involves the assessment of alternative solutions or options that could enable the plan or project to proceed without adverse effects on the integrity of a Natura 2000 sites. The process must return to stage two as alternatives will require appropriate assessment in order to proceed. Demonstrating that all reasonable alternatives have been considered and assessed, and that the least damaging option has been selected, is necessary to progress to Stage four. Alternatives must be compared with respect to the significance of their likely effects on the integrity of the site/sites. Other assessment criteria, such as economic criteria cannot be seen as overruling ecological criteria.

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

This is the main derogation process of Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan that will have adverse effects on the integrity of a Natura 2000 site to proceed in cases where it has been established that no less damaging alternative solution exists. Such a plan may only proceed if compensatory measures have been put in place to offset the impacts to be incurred and these compensatory measures must be assessed as part of the AA process. The EU Commission must be informed of the compensatory measures and these must be approved by the Minister. Compensatory measures are a last resort attempt to maintain the integrity of the Natura 2000 network and they must be practical, implementable, likely to succeed, proportionate and enforceable.

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

1.2.6 Development plans including County Development Plans, Local Area Plans, Town Plans and variations to these may only be adopted if it has been demonstrated that impacts on the integrity of any Natura 2000 sites which could be affected by the plan have been ruled out. Where such impacts have not been ruled out, the plan may only proceed where it has been demonstrated

that there are no reasonable alternative solutions, that there are imperative reasons of overriding public interest to proceed with the plan, and that compensatory measures have been designed, assessed, approved by the Minister, and have been put in place in advance of the adoption of the plan. In every case in which a local authority envisages approving or proceeding with a plan or project on the grounds of overriding public interest, the Minister must be consulted.

2 Methodology

2.1 Data Sources

2.1.1 The appropriate assessment of potential impacts on the integrity of Natura 2000 sites in this study is based on a desktop review of information relating to these sites and to the habitats and species that they support, and personal knowledge of many of the sites. References and data used are cited in the back of this report.

2.2 Consultation

2.2.1 Consultation was carried out with the NPWS in relation to the Appropriate Assessment of the draft plan and on the proposed amendments. This process assisted the Planning Authority to identify the principle threats of concern for individual sites and to amend the plan accordingly. The draft plan and amendments as well as the Natura Impact Reports and Environmental Report for the plan were referred to statutory consultees, and were made available to the general public for review at the various consultation stages of the plan making process.

2.3 Approach

2.3.1 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*.

3 Habitats Directive Assessment of the draft Plan and Proposed Amendments.

3.1 Description of the Plan

3.1.1 The draft plan consists of a written statement and maps. It takes cognisance of the County Development Plan (2009) and relevant aspects of the South West Regional Planning Guidelines (2010) in terms of its objectives relating to population targets, housing strategy, settlement strategies and boundaries, economic development, flood risk assessment, climate change and biodiversity strategies. It contains three sections as follows:

Section 1: Introduction to the Skibbereen Electoral Area Local Area Plan

This section summarises the content of the plan and its relationship to other plans. It contains information relating to the process that has been followed in the making of the plan including the approach to consultation and zoning etc. The main towns, villages and other settlements within the electoral area are identified in this section. Policies relating to assessment of flood risk and the protection of the green belt which apply to the entire electoral area are also included in this section.

Section 2: Local Area Strategy

The Skibbereen Electoral Area is located in the centre of the West Cork area and has a diverse number of landscape characteristics, with both scenically attractive coastline in the south and mountainous terrain in the north. The Skibbereen Electoral Area is located within the West Strategic Planning Area as defined in the County Development Plan 2009. This section of the plan sets out the overall strategy for Skibbereen Electoral Area as a whole. It presents a summary and analysis of the growth and population targets used in the plan and gives details of the main employment and economic considerations, education and infrastructure requirements and key environmental considerations. It sets out an overall vision for the electoral area as follows:

- o Encourage balanced population growth so that full economic potential can be achieved ;
- o Develop Skibbereen and Dunmanway as important centres of population, employment and services, and Skibbereen's additional role in tourism,
- o Develop Clonakilty as an Integrated Employment Centre for West Cork, building on its successful technology park, strong population growth, potential for enhanced transport links and strategic location within West Cork;
- o Protect the attractive landscape setting of the Skibbereen Electoral Area, in particular the hills, lakes and coastal landscapes,
- o Development in villages and rural areas to complement the planned growth in the towns at a scale that respects the setting and character of the village itself.

This section also contains policy statements relating to the provision of a sustainable water supply and treatment system as well as environmental assessment requirements.

Section 3: Settlements and Other Locations.

This section of the document sets out more specific objectives relating to population targets, residential, commercial and industrial development, the provision of infrastructural, community and recreational facilities etc for each of the three main settlements Clonakilty, Dunmanway and Skibbereen, eight key villages Ballineen, Baltimore, Courtmacsherry, Drimoleague, Leap, Rosscarberry, Timoleague and Union Hall, two West Cork Island Communities, and for nineteen villages Ardfield, Ballynacarriga, Ballinascarthy, Ballingurteen, Butlerstown, Cappeen, Castletownkenneigh, Castletownsend, Clogagh,

Drinagh, Glandore, Kilmichael, Lissavard, Rathbarry (Castlefreke) Reenascreena, Ring, Rossmore, Shannonvale and Teerelton, nine village nuclei and eight other small settlements within the electoral area.

3.2 Habitats Directive Assessment of draft Plan

3.2.1 The draft Plan was reviewed in January 2011 to determine whether the policies or zonings contained therein would be likely to have significant impacts on the Natura 2000 network. As part of this assessment all Natura 2000 sites within the boundary of the Local Area Plan Area, all Natura 2000 sites within 15km of the boundary and all downstream Natura 2000 sites designated for water dependant habitats and/or species were screened for potential impacts arising from the plan. A total of thirteen Special Areas of Conservation and eight Special Protection Areas were identified as part of the screening process. These are shown in **Table 3.1** below.

Table 3.1 Natura 2000 Sites Identified for Screening for Appropriate Assessment for the draft Skibbereen EA Local Area Plan

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
Clonakilty Bay SAC	91	Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines, Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes); Atlantic decalcified fixed dunes (<i>Callunovicetia</i>)		Habitats: Lagoon; Brackish grassland; Freshwater marsh; Alder scrub; Species: Waterfowl.	Habitats: Aquaculture; Fishing; Coastal development; Activities which could cause water pollution including waste water discharges and water abstractions; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species including sea buckthorn and <i>Spartina</i> ; Infilling; Recreational uses, including trampling, horse riding and vehicle use; Mechanised removal of tidal litter. Over and under-grazing; Sand and gravel extraction; Removal of other beach materials;

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					Development pressure causing habitat loss.
Lough Hyne Nature Reserve & Environs SAC	97	Large Shallow Inlets and Bays; Reefs; Submerged sea caves		Habitats: Freshwater Marsh; Mixed woodland; Heath. Species: Raven; Peregrine; Chough; Rare sea urchins, sponges and other sea creatures.	Habitats: Aquaculture; Fishing; Dumping of wastes; Water polluting activities;
Roaringwater Bay & Islands SAC	101	Large Shallow Inlets and Bays; Reefs; Vegetated sea cliffs of the atlantic and baltic coasts; European dry heath; Submerged or partially submerged sea caves.	Harbour Porpoise; Otter; Grey Seal	Habitats: Exposed rocky shores; sheltered, rock, sand and mud communities; largest maerl community in country; seagrass beds; Freshwater Marsh; Species: Hairy Birdsfoot Trefoil; Common Birdsfoot; Spotted Rockrose; Pale Hath Violet and Lanceolate Spleenwort; Deptford Pink; Little Robin; Sea Pea; Sea birds incl. Terns; Chough; Gulls and Peregrine Falcon.	Habitats: Aquaculture; Fishing; Dumping of wastes; Water polluting activities; Erosion; Grazing; Recreational uses including dev. of golf courses; Dumping; Coastal protection works. Species: Harbour porpoise; Activities which cause noise or other disturbance to marine mammals; water pollution. Otter:

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					Disturbance to river banks. Grey seal: Loss of haul outs and breeding areas or disturbance in these areas.
Sheeps Head SAC	102	Northern Atlantic wet heaths with <i>Erica tetralix</i> ; European Dry Heaths	Kerry Slug	Blanket Bog/ Fen/ Lakes; Spotted Rockrose; Pale Dogviolet; Royal Fern; Breeding Seabirds; Chough	Habitats: Reclamation, afforestation; burning; overstocking. Species: Kerry Slug: habitat loss through intensification of agricultural and forestry land uses.
St. Gobnait's Wood SAC	106	Old Sessile Oak Woodlands with <i>Ilex</i> and <i>Blechnum</i>		Habitats: Wet grassland/marsh; scrub.	Habitats: Woodland clearance; Invasive species encroachment; Sub-optimal grazing.
The Gearagh SAC	108	Water Courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; Alluvial forest with <i>Alnus</i>	Otter	Habitats: Alluvial grassland; Cutaway bog. Species: Mudwort; Wintering waterbirds.	Habitats: Eutrophication caused by overgrazing, overfertilisation, afforestation; Woodland clearance; Invasive species encroachment; Sub-optimal grazing. Drainage. Species: Otter:

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
		glutiosa and Fraxinus excelsior.			Disturbance to river banks.
Barley Cove to Ballyrisode Point SAC	1040	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; Salicornia and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Shifting dunes along the shoreline with ammophila arenaria (white dunes). Fixed coastal dunes with herbaceous vegetation (grey dunes) European dry heath	<p>Habitats: Rocky shoreline; sea cliffs; Lakes.</p> <p>Species: Hairy Bird's Foot Trefoil; Lanceolate Spleenwort; Pale Dog-violet; Green-winged Orchid; Bird's-foot Trefoil; Strawberry Tree; Chough; Wintering waterfowl incl. Whooper Swan; Breeding seabirds</p>		<p>Habitats: Aquaculture; Fishing; Coastal development; Water polluting activities; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species including Seabuckthorn and Spartina; Infilling; Recreational uses, including trampling, horse riding and vehicle use; Mechanised removal of tidal litter. Over and under-grazing; Sand and gravel extraction; Removal of other beach materials; Development pressure</p>

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					causing habitat loss.
Kilkeran Lake & Castlefreke Dunes SAC	1061	Coastal lagoons; Embryonic shifting dunes; Shifting dunes along with shorelines with ammophila areanaria (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).		Habitats: Lakes; Fen. Species: Wintering waterfowl; Breeding waterfowl; High diversity of plant species.	Habitats: Drainage, natural silting, water pollution (nutrient enrichment - agricultural and domestic effluents caused by increase in urbanisation and commercial and industrial activities. Spread of invasive species including sea buckthorn and Spartina; Infilling; Recreational uses, including trampling, horse riding and vehicle use; Mechanised removal of tidal litter; Over and under-grazing; Sand and gravel

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					extraction; Removal of other beach materials; Development pressure causing habitat loss.
Myross Wood SAC	1070	n/a	Killarney Fern	Habitats: Mixed woodland.	Habitats: Woodland clearance; Invasive species encroachment; Sub-optimal grazing. Species: Killarney Fern: not generally threatened
Courtmacsherry Estuary SAC	1230	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines; Perennial vegetation of stony banks; Salicornia and other annuals colonising muds and sand; Atlantic salt meadows; Mediterranean salt meadows; Embryonic shifting dunes; Shifting dunes		Species: Wintering waterfowl.	Habitats: Aquaculture; Fishing; Coastal development; Water pollution arising from agriculture; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species; Infilling; Spread of invasive species including sea buckthorn and Spartina; Infilling; Recreational uses, including

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
		along the shoreline with ammophila areanaria (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes).			trampling, horse riding and vehicle use; Mechanised removal of tidal litter. Over and under-grazing; Sand and gravel extraction; Removal of other beach materials; Development pressure causing habitat loss. Species: Disturbance to wintering birds.
Castletownshend SAC	1547	n/a	Killarney Fern.	Habitats: Semi-natural woodland and conifer woodland.	Species: Killarney Fern: not generally threatened, potential loss of habitat could be an issue at this site.
Derryclogher (Knockboy) Bog SAC	1873	Blanket Bog and Active Blanket Bog		Habitats: Rivers and streams; Lakes; Heath; Grassland and Stream flushes.	Habitats: Overstocking; Peat extraction; Afforestation; Drainage; Burning and Infrastructural Developments (e.g. Windfarms); Recreational uses including hillwalking and

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					quad biking; Afforestation; Quarries; Nutrient enrichment of lakes arising from agriculture and housing development.
Bandon River SAC	2171	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation; Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (alno-padion, alnion incanae, salicion albae).	Freshwater Pearl Mussel; Brook lamprey.	Habitats: Wet broad-leaved woodland; Species: Salmon; Kingfisher.	Habitats: Eutrophication; Overgrazing; Excessive fertilisation; Afforestation; Introduction of invasive alien species; Species: All activities which could impact on water quality.
Old Head of Kinsale SPA	4021	n/a	Guillemot and Kittiwake (nationally important numbers)	Habitats: Heath; Maritime grassland; Sea cliffs. Species: Fulmar; Shag; Herring Gull; Razorbill.	no information available.
Clonakilty Bay SPA	4081	n/a	Black-tailed godwit	Species: Shelduck; Dunlin; Curlew; Wetland and Waterbirds.	Species: Activities which could cause disturbance to birds; Construction of

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					paths or track etc; Land reclamation and habitat removal.
Sheeps Head to Toe Head SPA	4156	n/a	Peregrine Falcon; Chough	Species: Black Guillemot; Fulmar; Shag; Kittiwake; Gull spp; Shag. Habitats: Vegetated seacliffs; Improved, semi-improved and unimproved grassland; Sand dunes.	Species: Agricultural abandonment; Activities which could interfere with food supplies of breeding birds; Activities which could cause disturbance to breeding birds.
Stacks to Mullaghareirks SPA	4161	n/a	Hen Harrier	Species: Short-eared owl; Merlin. Habitats: Upland habitats including Blanket Bog; Heath; Upland grassland; Rivers and Afforested Land.	Species: Afforestation; Pressure for development of infrastructural projects including wind farms; power lines and hydroelectric stations; Any activities which could cause disturbance to breeding birds or removal of breeding or foraging habitat upon which they are dependant.

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
Mullaghanish to Musheramore SPA	4162	n/a	Hen Harrier	Species: Merlin. Habitats: Upland habitats including Blanket Bog; Heath; Upland grassland; Rivers and Afforested Land.	Species: Afforestation; Pressure for development of infrastructural projects including wind farms; power lines and hydroelectric stations; Any activities which could cause disturbance to breeding birds or removal of breeding or foraging habitat upon which they are dependant.
Galley Heat to Duneen Point SPA	4190	n/a	Chough	Species: Fulmar; Gull spp; Shag; Cormorant; Peregrine Falcon. Habitats: Sea cliffs; Heath; Improved, semi-improved and unimproved grassland.	Agricultural abandonment; Activities which could interfere with food supplies of breeding birds; Activities which could cause disturbance to breeding birds.
Seven Heads SPA	4191	n/a	Chough	Species: Fulmar; Gull spp; Cormorant; Peregrine Falcon. Habitats: Sea cliffs; Heath; Improved, semi-improved and unimproved	Species: Agricultural abandonment; Activities which could interfere with food supplies of breeding birds; Activities which could cause

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
				grassland.	disturbance to breeding birds.
Courtmacsherry Estuary SPA	4219		Golden Plover; Black-tailed Godwit; Curlew; Common Gull	Species: Great Northern Diver; Shelduck; Wigeon; Red-breasted Merganser; Lapwing; Dunlin; Bar-tailed Godwit; Blackheaded Gull. Habitat: Coastal Habitats.	Habitats: Aquaculture; Fishing; Coastal development; Water pollution arising from agriculture; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species; Infilling; Spread of invasive species including sea buckthorn and Spartina; Infilling; Recreational uses, including trampling, horse riding and vehicle use; Mechanised removal of tidal litter. Over and under-grazing; Sand and gravel extraction; Removal of other beach materials;

Site Name	Site Code	Habitats for which these are designated	Species for site is designated	Other species and habitats of note occurring within the site	Potential threats
					Development pressure causing habitat loss. Species: Disturbance to wintering birds.

3.2.2 All of the draft plan objectives were reviewed as part of the Habitats Directive screening process. Consideration was given to direct and indirect impacts which may arise from development which could be encouraged by objectives contained in the draft plan. This could include new residential, commercial, infrastructural, recreational or other development which may give rise to direct impacts on habitats or species (loss of habitat, disturbance to species); as well as activities which could have indirect impacts (e.g. activities which could affect water quality or hydrology which could in turn affect the status/health of populations of water dependant habitats or species). Policies which could give rise to impacts which were considered include:

- policies promoting development which would give rise to habitat loss within Natura 2000 sites – i.e. proposed development zonings directly on lands designated for nature conservation.
- policies promoting development in areas with inadequate provision for water and waste water infrastructure.
- policies promoting development in areas which could give rise to pressure on water quality during the construction and operational phase, in particular proposals for development within flood zones of Natura 2000 sites with water dependant habitats and species.
- policies promoting development which could give rise to disturbance to protected species, in particular proposals for paths and walkways within or adjacent to sensitive bird feeding and roosting sites.

3.2.3 These were considered both on their own as well as in relation to potential cumulative impacts when considered in combination with other plans and projects. Of the Natura 2000 sites which were screened, significant impacts were objectively ruled out for six Special Areas of Conservation and five Special Protection Areas. However, potential significant impacts were identified for seven Special Areas of Conservation and three Special Protection Areas. These sites were brought forward for appropriate assessment and recommendations for alterations to policies, settlement boundaries and zonings were made to offset potential impacts on habitats or species for which these sites were designated, and on the overall integrity of the sites themselves.

3.2.4 A number of proposed policies and zonings were identified which could have a negative impact on Natura 2000 sites. These included policies which could give rise to negative impacts on water quality or give rise to flooding; the zoning of lands within and adjacent to designated sites at Clonakilty Bay (Clonakilty, Ring and Inchydoney) and proposals for development of amenity walks around Courtmacsherry Estuary and on Sherkin Island; and policies promoting development on the off shore islands. Potential impacts identified during the screening stage of the process which may not be significant when considered in isolation, could give rise to significant impacts when considered in combination with impacts arising from other plans and projects (see **Table 3.2** below).

Table 3.2 Summary of potential impacts on Natura 2000 sites identified through screening of draft plan and consideration of cumulative impacts. (See first Natura Impact Report for Skibbereen EA Local Area Plan for full details.)

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
Clonakilty Bay SAC	<p>Potential for habitat loss and fragmentation arising from zonings within or close to the SAC at Inchydoney and Ring.</p> <p>Waste water treatment plans at some settlements around the Bay have insufficient capacity to treat waste water from current and /or target populations. Potential impacts on water quality could arise from proposed increase in population Clonakilty, Ring and Darrara,.</p>	<p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009 (unsewered properties account for 4% of nutrient inputs to water resources in this water management unit, with a high number of septic tanks located within the water management unit identified to be in areas of very high or extreme risk (SW Region, River Basin Management Plan 2010).</p> <p>The Clonakilty Town Plan (2009-2015) provides for development and management of lands within and adjacent to this Special Area of Conservation. Some of the proposals contained in the plan have the potential to give rise to habitat loss and impacts on water quality which would be likely to contribute to cumulative impacts on the Special Area of Conservation.</p> <p>Clonakilty Bay has been assigned moderate water quality status in the SW Region River Basin Management Plan. Key pressures include sewer and treatment plant overflows (Clonakilty Town) as well as activities related to agriculture (90% of nutrient inputs) within the catchment. These are the</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
		<p>primary source of nutrient enrichment to water bodies. Extensive shoreline reinforcement has also been identified as being a potential risk to this SAC (SWRBMP, 2010).</p>
Lough Hyne Nature Reserve SAC	<p>Potential for habitat loss and fragmentation arising from zonings within or close to SAC. Impacts on water quality arising from proposed increase in population at Tragumna.</p>	<p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009 (unsewered properties account for 4% of nutrient inputs to water resources in this water management unit, with a high number of septic tanks located within the water management unit identified to be in areas of very high or extreme risk).</p> <p>Activities related to agriculture are also likely to put increased pressure on the nutrient status of this site, accounting for 90% of nutrient inputs within the catchment (SWRBMP, 2010).</p>
Roaring Water Bay and Islands SAC	<p>Potential impacts on water quality arising from proposed increases in population in Baltimore, Oileain Chleire and Sherkin Island.</p> <p>Potential impacts on habitats on islands arising from development and recreation initiatives provided for in plan.</p> <p>Objectives relating to</p>	<p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009 (unsewered properties account for 4% of nutrient inputs to water resources in this water management unit, with a high number of septic tanks located within the water management unit identified to be in areas of very high or extreme risk) (SWRBMP, 2010). Settlements in the Bantry EA (Schull and Ballydehob) also contribute to</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
	<p>promotion of marine tourism in Baltimore plan have the potential to have impacts on habitats within the SAC.</p>	<p>impacts on water quality in this SAC, Bantry EA Local Area Plan 2011.</p> <p>Additional pressure on habitats and species on islands in the bay could arise from development and recreation policies set out in Bantry EA Local Area Plan 2011 for Heir and Long Island.</p> <p>Roaringwater Bay has been assigned moderate water quality status. Key pressures include point source waste water treatment plants as well as activities related to agriculture within the catchment. These are the primary source of nutrient enrichment to water bodies while a number of septic tanks located within the water management unit are in areas of very high or extreme risk (SWRBMP, 2010).</p> <p>The Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008 could give rise to additional pressure for development in the bay, particularly at Baltimore and Schull (designated as primary hubs) which may cause habitat loss or deterioration and could give rise to disturbance to seals, porpoise or otters.</p> <p>Policies contained in the West Cork Islands Integrated Development Strategy 2010 could give rise to additional development and recreational pressures on the islands resulting</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
		in loss or deterioration of habitats.
Sheeps Head SAC	None identified	n/a
St. Gobnait's Wood SAC	None identified	n/a
The Gearagh SAC	None identified	n/a
Barleycove to Ballyrisode SAC	None identified	n/a
Kilkeran Lake and Castlefreke Dunes SAC	Potential for habitat loss and fragmentation arising from zonings within or close to SAC. Impacts on water quality arising from proposed increase in population at Castlefreke (Rathbarry).	Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009 and the Bantry EA Local Area Plan 2011 (Schull and Ballydehob). Agriculture has been identified to be the key pressure on water quality in the catchment of Kilkeran Lake with the main freshwater input to the lake being assigned moderate water quality status (SW Region, River Basin Management Plan 2010). A number of septic tanks located within the water management unit are in areas of very high or extreme risk
Myross Wood SAC	None identified	n/a
Courtmacsherry Estuary SAC	Potential for habitat loss and fragmentation arising from zonings within or close to SAC. Potential impacts on water quality arising from proposed increase in population at Courtmacsherry and Timoleague. Proposed development of amenity walk along	Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009 . Courtmacsherry Estuary has been assigned moderate water quality status in the SW Region River Basin Management Plan. Neither the Timoleague nor the Courtmacsherry WWTPs have

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
	<p>coast to seven heads within SPA could give rise to disturbance to species.</p>	<p>sufficient capacity to cope with existing loadings, however no evidence of impact on water quality has been identified to date. The main freshwater inputs to the system are the Arigideen River (good status) and an unnamed river flowing into the estuary at Kilbrittain which has poor status. The WWTPs at Kilbrittain, Timoleague and Courtmacsherry have been identified to be pressure point within the catchment.</p> <p>This estuary lies within two water management units. Agriculture is the primary source of nutrient input in the more westerly of these (covering western side of the bay), while unsewered industry is causing over 90% of the problems in the easterly unit.</p> <p>The Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008 identifies Courtmacsherry as a secondary hub where development of marine related tourism facilities will be targeted. The development or operation of any such facilities could put additional pressure on habitats within the estuary.</p>
Derryclogher Bog SAC	None identified	n/a
Bandon River SAC	<p>Potential impacts on water quality in the Bandon River arising from proposed increase in population at Dunmanway and</p>	<p>Additional pressure on water quality in this SAC arises from rural and urban settlement provided for in the Cork County Development Plan 2009 (unsewered septic tanks account</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
	Togher, could give rise to impacts on Freshwater Pearl Mussel population downstream from town.	<p>for approx. 9% of nutrient inputs to freshwater in catchment), while approximately half of the septic tanks in the catchment are in areas of very high or extreme risk.</p> <p>The Bandon River and its tributaries have been assigned high to good water quality status in the SW Region River Basin Management Plan, 2010. The primary sources of nutrient input have been identified to be caused by agricultural inputs (>79%), while forestry accounts for (6%) of the inputs (SW Region, River Basin Management Plan 2010). The waste water treatment plant at Dunmanway has insufficient capacity to deal with current loadings and insufficient existing assimilative capacity (BOD).</p>
Castletownshend SAC	Potential for habitat loss and fragmentation arising from zonings within or close to SAC.	None identified.
Old Head of Kinsale SPA	None identified	n/a
Clonakilty Bay SPA	Potential for habitat loss and fragmentation and disturbance to species arising from zonings within or close to the SPA. Impacts on water quality arising from proposed increase in population.	<p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009 and the Bantry EA Local Area Plan 2011 (Schull and Ballydehob).</p> <p>Clonakilty Bay has been assigned moderate water quality status in the SW Region River Basin Management Plan. Key</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
		<p>pressures include sewer and treatment plant overflows (Clonakilty Town) as well as activities related to agriculture within the catchment. These are the primary source of nutrient enrichment to water bodies while a number of septic tanks located within the water management unit are in areas of very high or extreme risk. Extensive shoreline reinforcement has also been identified as being a potential risk to this SAC. (Source – SW Region, River Basin Management Plan 2010).</p> <p>The Clonakilty Town Plan (2009-2015) provides for development and management of lands within and adjacent to this Special Area of Conservation. Some of these proposals contained in the plan have the potential to give rise to habitat loss and impacts on water quality which would be likely to contribute to cumulative impacts on the Special Area of Conservation.</p> <p>Severe impacts on nutrient status in the bay can encourage the growth of dense algal mats, thereby limiting availability of invertebrate food sources for wintering birds.</p>
Sheeps Head to Toe Head SAC	None identified.	n/a
Stacks to Mullaghareirks SPA	None identified.	n/a
Mullaghanish to Mushermore SPA	None identified.	n/a
Galley Head to Duneen Point SPA	None identified.	n/a

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
Seven Heads SPA	Potential for disturbance to be caused to breeding birds arising from development of proposed walkway from Timoleague.	None identified.
Courtmacsherry Estuary SPA	Potential for habitat loss and fragmentation arising from zonings within or close to SAC. Potential for impacts on water quality arising from proposed increase in population at Timoleague.	<p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in the Cork County Development Plan 2009.</p> <p>Courtmacsherry Estuary has been assigned moderate water quality status in the SW Region River Basin Management Plan. Neither the Timoleague nor the Courtmachsherry WWTPs have sufficient capacity to cope with existing loadings, however no evidence of impact on water quality has been identified to date. The main freshwater inputs to the system are the Arigideen River (good status) and an unnamed river flowing into the estuary at Kilbrittain which has poor status. The WWTPs at Kilbrittain, Timoleague and Courtmacsherry have been identified to be pressure point within the catchment.</p> <p>This estuary lies within two water management units. Agriculture is the primary source of nutrient input in the more westerly of these (covering western side of the bay), while unsewered industry is causing over 90% of the problems in the easterly unit.</p> <p>The Marine Leisure Infrastructure</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
		<p>Strategy for Western Division, Cork County Council, 2008 identifies Courtmacsherry as a secondary hub where development of marine related tourism facilities will be targeted. The development or operation of any such facilities could put additional pressure on habitats within the estuary.</p>

3.2.5 All of the recommendations made for changes to policies, settlement boundaries and zonings arising out of the Appropriate Assessment process were put before Cork County Council in the *Report to Members, Skibbereen Electoral Area Local Area Plan, Public Consultation Draft, Managers Opinion on the Issues Raised by Submissions and Recommended Amendments* (February 2011), and these were accepted in full by the Council at their meeting of March 30th/31st. These were published as proposed amendments to the draft Local Area Plan on 21st April 2011, in addition to other amendments arising from the public consultation process or proposed by Council members.

3.2.6 The recommendations which arose from the AA of the draft plan are set out in **Table 3.3** below. The full assessment is available for review in *Natura Impact Report I for the draft Skibbereen EA Local Area Plan*, (February, 2011). The proposed amendments to the plan are set out in the *Skibbereen Electoral Area Local Area Plan, Proposed Amendment to the Draft Plan, Public Consultation Document* (April, 2011).

Table 3.3 Summary Of Recommendations For Changes Arising From Appropriate Assessment Of Draft Plan

Proposed wording changes for policies are set out in bold.

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
GB 1-1	SN 01.01.01	(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns.	Modify wording of objective.	(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.
LAS 2-1	SN 02.02.02	In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan,	Modify wording of objective.	In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan,

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, is already in a programme or is to be provided in tandem with the development		<p>development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species. Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</p>
LAS 2-2	SN 02.02.03	This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental	Modify wording of objective	This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment,

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		Assessment, Appropriate Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment.		Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.
LAS 2-3	SN 02.02.04	N/A	Insert new objective.	It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with env 1-5, 1-6, 1.7 and 1-8 of the County

Obj No.	Amendme nt Ref	Original wording of obj. in draft plan	Recommendati on from AA process	Changes made arising from AA of draft plan.
				Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
LAS 2-4	SN 02.02.05	N/A	Insert new objective.	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with env 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.
Clonakilty Environs DB-03	SN 03.01.06	In order to secure the population growth and supporting	Modify wording of objective	In order to secure the population growth and supporting

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		development proposed in DB-01, 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.		development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Clonakilty Environs DB-06	SN 03.01.07	N/A	Insert new objective	Clonakilty Town is adjacent to Clonakilty Bay Special Area of Conservation and Clonakilty Bay Special Protection Area. 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.
Clonakilty Environs U-02	SN 03.01.08	Indicative route for Northern Inner Relief Road	Modify wording of objective	Indicative route for Northern Inner Relief Road. This road will cross the estuary upstream from Clonakilty Bay

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				Special Area of Conservation and Special Protection Area. Its design 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 impact on the SAC and SPA.
Dunmanway DB-03	SN 03.02.06	In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water	Modify wording of objective	In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>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>infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Bandon River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system.</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway.
Dunmanway DB-08	SN 03.02.07	N/A	Insert new objective	Dunmanway is situated on the Bandon River which is designated as a Special Area of Conservation. This plan will protect the integrity of this, and all new development shall be designed to ensure the

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				protection and enhancement of biodiversity generally.
Dunmanway R-01	SN 03.02.08	Medium density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development	Modify wording of objective	Medium density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		to be carefully phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre.		phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Dunmanway R-02	SN 03.02.09	Medium density residential development to include a mix of houses types and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the	Modify wording of objective	Medium density residential development to include a mix of houses types and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre.

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		town centre.		Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Dunmanway R-06	SN 03.02.10	Medium density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity walk along northern boundary of site. Provision for a nursing home. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial	Modify wording of objective	Medium density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity walk along northern boundary of site. Provision for a nursing home. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. Parts of this site are at risk of flooding. Any

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan		development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.
Baltimore DB-01	SN 03.05.08	Within the development boundary of Baltimore it is an objective to encourage the development of up to 85 houses (including 25 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting	Modify wording of objective	Within the development boundary of Baltimore it is an objective to encourage the development of up to 85 houses (including 25 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting development proposed in DB-01,

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Baltimore DB-01 (m)	SN 03.05.07	It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.	Modify wording of objective	It is an objective to protect and enhance the attractive coastal setting and landscape character of the village. Baltimore is situated on the eastern side of Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the integrity of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.
Baltimore X-01	SN 03.05.04	Baltimore Harbour Action Plan of selected new	Modify wording of objective	<i>Marine Related Activity including selected new</i>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>piers, mixed commercial, industrial (marine related), community, tourism, and leisure activities, excluding any new residential and car parking. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan</p>		<p><i>piers, mixed commercial, industrial (marine related), community, tourism, and leisure activities, excluding any new residential and car parking.</i></p> <p>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals 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</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>negative impacts either alone or in combination with other projects on the SAC.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan</p>
Baltimore X-02	SN 03.05.05	Action plan for mixed-use primarily tourism related marine, commercial and leisure employment and residential	Modify wording of objective	<i>An Action plan shall be prepared by the landowners and agreed with the Planning Authority making the provision for mixed-use</i>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>uses, community facilities, parking areas and waterside promenade walk. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan</p>		<p><i>primarily</i> tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk.</p> <p>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals must be 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</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>significant negative impact on the SAC. Parts of this site are at risk of flooding.</p> <p>Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan</p>
Baltimore X-03	SN 03.05.06	Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the	Modify wording of objective	Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>employment and economic base of the village through:- A marina and its associated land based facilities A comprehensive high quality tourism related development which has regard to the visual sensitivities of the location. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives</p>		<p>and economic base of the village through:- a) A marina and its associated land based facilities b) A comprehensive high quality tourism related development which has regard to the visual sensitivities of the location.</p> <p>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals must be will require the provision of an ecological impact assessment</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		FD 1-4, 1-5 and 1-6 in Section 1 of this plan		<p>report (Natural Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.
Courtmacsherry DB-01 (a)	SN 03.06.03	Within the development boundary of Courtmacsherry it is an objective to encourage the development of up to 155 houses (including 40 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and where	Modify wording of objective	<p>Within the development boundary of Courtmacsherry it is an objective to encourage the development of up to 155 houses (including 40 permitted units) for full-time occupancy in the period 2010 – 2020.</p> <p>In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Courtmacsherry Estuary</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		Special Area of Conservation and Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Courtmacsherry DB-01 (j)	SN 03.06.01	N/A	Insert new objective	<i>Any proposal for development within the core will need to</i>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p><i>preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish. It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</i></p> <p>Courtmacsherry is situated on Courtmacsherry Estuary adjacent to a Special Area of Conservation and a Special Protection Area. 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>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
Courtmacsherry U-01	SN 03.06.02	Improvements to the Seven Heads Walk.	Modify wording of objective	<p>Improvements to the Seven Heads Walk. This proposed walk is adjacent to</p> <p>Courtmacsherry Estuary Special Protection Area and within the Seven Heads Special Protection Area. Development of this walk could give rise to disturbance to both winter feeding and summer breeding 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</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				shown that they will not have significant negative impact on these two Special Protection Areas. Buffer zones are likely to be required to protect breeding areas along the route of the walk.
Timoleague DB-01 (a)	SN 03.10.02	Within the development boundary of Timoleague it is an objective to encourage the development of up to 73 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of	Modify wording of objective	Within the development boundary of Timoleague it is an objective to encourage the development of up to 73 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		Management Plan and the protection of Courtmacsherry Estuary Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Timoleague DB-01 (j)	SN 03.10.01	N/A.	Insert new objective	<i>It is an objective to protect and</i>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p><i>enhance the attractive coastal setting and landscape character of the village.</i></p> <p>Timoleague is situated on Courtmacsherry Estuary adjacent to a Special Area of Conservation and a Special Protection Area. 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>
Timoleague U-01	SN 03.10.04	Walkway through Timoleague with a connection to the Seven Heads walk. Improvements to the Seven Heads Walk.	Modify wording of objective	Walkway through Timoleague with a connection to the Seven Heads walk. Improvements to the Seven Heads Walk.

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>This proposed walk is adjacent to Courtmacherry Estuary Special Protection Area and within the Seven Heads Special Protection Area. Upgrading or other work along this walk could give rise to disturbance to both winter feeding and summer breeding 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 they will not have</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				significant negative impact on these two Special Protection Areas. Buffer zones are likely to be required to protect breeding areas along the route of the walk.
Timoleague B-01	SN 03.10.03	Small / Medium scale business development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan	Modify wording of objective	Small / Medium scale business development. This zone is adjacent to Courtmacsherry Estuary Special Area of Conservation and Special Protection Area. Developments in this location could give rise to increased levels of runoff into the estuary and/or could cause disturbance to wintering birds. Proposed developments in this zone must provide for sufficient stormwater attenuation and are likely

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone may be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>Parts of this site are at risk of flooding. Any development</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan
Oilean Chleire DB-01	SN 03.12.01	a) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water	Modify wording of objective	a) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the</p>		<p>disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Roaring Water Bay and Islands Special Area of Conservation. In order to secure the population growth and supporting development proposed for Oileán Chléire, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>development.</p> <p>b) To support and promote sustainable economic development on Oileán Chléire.</p> <p>c) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.</p> <p>d) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated</p>		<p>Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>Development Strategy, 2010 as it related to Oileán Chléire.</p> <p>e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this plan, as appropriate, and with the provisions of the Ministerial Guidelines- The Planning System and Flood Risk Management' In particular a site specific flood risk assessment will be required as described in</p>		<p>sufficient storm water attenuation will be required for developments within this area.</p> <p>b) To support and promote sustainable economic development on Oileán Chléire.</p> <p>c) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged . Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation will require</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		objectives FD 1-4, 1-5 and 1-6.		<p>the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>d) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy,</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>2010 as it relates to Oileán Chléire, where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p> <p>e) Much of Oileán Chléire is situated within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Proposals for development of new houses under (a), (b), (c), (d) and (e) above shall not be located on habitats of conservation value within Roaring Water Bay and Islands Special Area of Conservation. Such proposals will require the provision of an ecological impact assessment report (Natura Impact Statement)</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p>
Oilean Chleire B -01	SN 03.12.02	Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site.	Modify wording of objective	<p>Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site.</p> <p>Development as proposed in this objective should not be located within Special Area of Conservation and is likely to require the provision of an ecological</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Oilean Chleire B-02	SN 03.12.03	Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and ornithological assets.	Modify wording of objective	Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and ornithological assets. Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation will require the provision of an ecological impact

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Oilean Chleire B-03		Promote the development of land and water based leisure activities.	Modify wording of objective	Promote the development of land and water based leisure activities. Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Sherkin Island DB-01	SN 03.13.01	a) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the	Modify wording of objective	a) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Roaringwater Bay and Island Special Area of Conservation.</p> <p>b) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan needs to be provide in</p>		<p>EPA code of practice and will have regard to any cumulative impacts on water quality and on Roaringwater Bay and Island Special Area of Conservation.</p> <p>b) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>tandem with development.</p> <p>c) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Sherkin Island.</p>		<p>and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>developments within this area.</p> <p>c) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Sherkin Island, where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>Conservation.</p> <p>d) Much of Sherkin Island is situated within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>e) Proposals for development of new houses under (a), (b), (c), (d) and (e) above should not be located on habitats of</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>conservation value within the Roaring Water Bay and Islands Special Area of Conservation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Such developments may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>f) All proposals for developme</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>ent within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>
Sherkin Island B-01	SN 03.13.02	Provision of small scale incubator business units on suitable sites subject to	Modify wording of objective	Provision of small scale incubator business units on suitable sites subject to

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		provision of adequate infrastructure, good quality design and landscaping of the site.		provision of adequate infrastructure, good quality design and landscaping of the site. Development as proposed in this objective should not be located within Special Area of Conservation and is likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Sherkin Island B-02	SN 03.13.03	Further develop the marine leisure sector, particularly	Modify wording of objective	Further develop the marine leisure sector, particularly

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		sailing, boat tours, diving and kayaking.		sailing, boat tours, diving and kayaking. Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation 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 impact on the SAC.
Sherkin Island B-03	SN 03.13.04	Promote the development of land and water based leisure activities.	Modify wording of objective	Promote the development of land and water based leisure activities. Projects initiated through this

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts on the SAC.
Sherkin Island B-05	SN 03.13.05	Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing aquaculture.	Modify wording of objective	Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing aquaculture. Projects initiated through this objective within or

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts on the SAC.
Sherkin Island U-04	SN 03.13.06	Implement looped walking routes on the island.	Modify wording of objective	Implement looped walking routes on the island. Development of walks could result in the removal of habitats and species for which the SAC is designated. Any proposals will require the provision of an ecological impact

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walks may only proceed where it can be shown that they will not have significant negative impacts on the SAC.
Sherkin Island U-07	SN 03.13.07	Provide public amenities near the beaches.	Modify wording of objective	Provide public amenities near the beaches. Development of walks could result in the removal of habitats and species for which the SAC is designated. Any proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				requirements of the Habitats Directive. The development of the walks may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Rathbarry DB-01 c	SN 03.27.01	All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate	Modify wording of objective	All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		EPA code of practice and will have regard to any cumulative impacts on water quality.		EPA code of practice and will have regard to any cumulative impacts on water quality and on Kilkieran Lake.
Rathbarry DB-01 f	SN 03.27.01	N/A	Modify new objective	Rathbarry is situated beside Kilkieran Lake and Castlefreke Dunes Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.
Ring DB-01 B	SN 03.29.02	In order to secure the population growth and supporting development proposed, appropriate and sustainable	Modify wording of objective	In order to secure the population growth and supporting development proposed, appropriate and sustainable

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				be required for developments within this area.
Ring DB-01 e	SN 03.29.01	All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.	Modify wording of objective	All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Clonakilty Bay Special Area of Conservation.
Ring DB-01 (h)	SN 03.29.01	N/A	Insert new objective	Ring is situated within and adjacent to Clonakilty Bay

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				Special Area of Conservation and Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.
Ring	SN 03.29.03	N/A	Modify Development boundary to exclude SAC	Amend the development boundary of Ring to exclude lands within the Special Area of Conservation.
Togher DB-01 c	SN 03.40.01	All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for	Modify wording of objective	All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.		storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and impacts on the Bandon River Special Protection Area. Treatment systems must be of a standard to prevent any increase in Phosphates into the adjoining stream which could have an impact on Freshwater Pearl Mussel in the River Bandon.
Darrara X-01 c	SN 03.44.01	In order to secure the population growth and supporting development proposed, appropriate	Modify wording of objective	In order to secure the population growth and supporting development proposed, appropriate

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				storm water attenuation will be required for developments within this area.
Inchydoney DB-01 b	SN 03.45.03	Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.	Modify wording of objective	In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Inchydoney U-02	SN 03.45.04	Completion of access road from X-02 to X-03	Modify wording of objective	Completion of Access Road from X-02 to X-03. Road is proposed to be sited adjacent to the Special Area of Conservation and Special Protection Area. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Inchydoney 0-01	SN 03.45.05	Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity and the natural wetland characteristics of Beamish’s Lagoon.	Modify wording of objective	Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity and the natural wetland characteristics of Beamish’s Lagoon. This zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development.
Inchydoney 0-02	SN 03.45.06	Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity along the coastline, in particular	Modify wording of objective	Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity along the coastline, in particular the dunes and

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		the dunes and elevated land which defines the scenic and visual quality of the Island.		elevated land which defines the scenic and visual quality of the Island. Most of this zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development. Development proposals in other parts of 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 impact on the adjacent SAC.
Inchdoney	SN 03.45.07	Low density	Modify wording	Low density

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
X-03		residential development. Road access should be off the proposed access road and not the road along the seafront	of objective	residential development. Road access should be off the proposed access road and not the road along the seafront. This zone is adjacent to Special Area of Conservation and Special Protection Area. Development proposals 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 impact on the SAC and are likely to require the

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
				<p>maintenance of a buffer zone in order to prevent disturbance to species.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>
Tragumna DB-01	SN 03.49.02	Within the development boundary of Tragumna, it is an objective to encourage development to be compatible with existing development and in particular, to	Modify wording of objective	Within the development boundary of Tragumna, it is an objective to encourage development to be compatible with existing development and in particular, to

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		<p>be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of</p>		<p>be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Changes made arising from AA of draft plan.
		practice and will have regard to any cumulative impacts on water quality.		practice and will have regard to any cumulative impacts on water quality and on Lough Hyne Special Area of Conservation.
Tragumna	SN 03.49.03	N/A	Modify Development boundary to exclude SAC	Amend the development boundary of Tragumna to exclude an area of land within the Special Area of Conservation.

3.3 Habitats Directive Assessment of Proposed Amendments

3.3.1 In April 2011, proposed amendments to the draft plan were screened to determine whether these were likely to give rise to significant impacts on Natura 2000 sites. Potential impacts on Natura 2000 sites were identified which could arise from three proposed amendments to the Skibbereen Electoral Local Area Plan; all in Dunmanway (see **Table 3.4** below). Recommendations were made in the second Natura Impact Report to modify or reject these proposals as shown in **Table 3.5** below.

Table 3.4 Assessment of potential for impact of proposed amendments to the Skibbereen EA Local Area Plan on Natura 2000 sites.

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
Population target increases for settlements giving rise to possible impacts on Natura 2000 sites.	N	n/a	n/a	n/a	n/a	n/a
Areas of land which have Natura 2000 designation	N	n/a	n/a	n/a	n/a	n/a
New zonings adjacent to Natura 2000 sites.	Y	SN.03.02.03	Dunmanway	Bandon River SAC	New business zoning B-02 in area susceptible to flooding adjacent to SAC	Possible impacts on water quality with consequential risk of impact on species for which the river is designated.
Re-instatement of areas from 2005 plan into developm	Y	SN.03.02.05	Dunmanway	Bandon River SAC	Reinstatement of residential zoning (R-12) on Open	Possible impacts on water quality with consequential risk of

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
Other issues	Y	SN.03.02.02	Dunmanway	Bandon River SAC	Replace business zoning B-02 with Industrial	Possible impacts on water quality.

3.3.2 Eight submissions were made in relation to these proposed amendments during the public consultation process on the proposed amendment. These submissions and any further changes to the plan which were considered by the Manager arising from same were reviewed to determine whether changes arising from the submissions would have implications for the Natura 2000 network. No further impacts were identified, and therefore, no further recommendations for modifications to the plan which might give rise to impacts on Natura 2000 sites were made arising from the submissions received on the proposed amendments.

3.3.3 The list of recommendations arising from the AA of the proposed amendments are set out in **Table 3.5** below. The full assessment is available for review in *Natura Impact Report II for the proposed amendments to the draft Skibbereen EA Local Area Plan, April, 2011*.

3.3.4 All of the recommendations made for changes to proposed amendments arising from the AA process were put before Cork County Council in the *Report to Members Skibbereen Electoral Area Local Area Plan Public Consultation Draft, Manager's Opinion on the Issues Raised by Submissions on Proposed Amendments and Manager's Recommendations* (June 2011). These were accepted in full by the Council at their meeting of 19th July 2011.

Table 3.5 Summary of Recommendations For Changes To Be Made To Plan Arising From Appropriate Assessment Of Proposed Amendments

Proposed wording changes for policies are set out in bold

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
Dunmanway	SN 03.02.03	New business zoning B-02: Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian	Modify wording of objective	B-02 Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre. This zone is adjacent to the Bandon River

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
		<p>access to the town centre.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4 , 1-5 and 1-6 in Section 1 of this plan.</p>		<p>Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone should have regard to the protection of scrub and woodland on the site and are</p>

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
				<p>likely to require the provision of stormwater and surface water attenuation measures.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ' The Planning System and Flood Risk Management' as described in objectives FD 1-4 , 1-5 and 1-6 in Section 1 of this plan.</p>
Dunmanway R-12	SN 03.02.05 Reinstatement residential zoning on land zoned open space in draft plan.	R-12 Low density residential development with single access to include comprehensive landscaping	Modify wording of objective	R-12 Low density residential development with single access to include comprehensive landscaping proposals along

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
		<p>proposals along the site boundaries. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ' The Planning System and Flood Risk Management' as described in objectives FD 1-4 , 1-5 and 1-6 in Section 1 of this plan.</p>		<p>the site boundaries. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ' The Planning System and Flood Risk Management' as described in objectives FD 1-4 , 1-5 and 1-6 in Section 1 of this plan. This zone close to the Bandon River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with</p>

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
				the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of stormwater and surfacewater attenuation measures.
Dunmanway I-01	SN 03.02.02	Replacement of business zone (B-02 from draft plan) with industrial zoning (I-01). I-01 Industrial development suitable for a mixture of	Modify wording of objective	Industrial development suitable for a mixture of units including small to medium industrial units, subject to the provision of comprehensive landscaping

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
		<p>units including small to medium industrial units, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.</p> <p>Parts of this site are at risk of flooding. Any development</p>		<p>proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ' The Planning System and Flood Risk</p>

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
		<p>proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>		<p>Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>This zone close to the Bandon River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for</p>

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in red)
				which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures. Any proposed industrial discharges emanating from the site will require appropriate assessment.

4 Appropriate Assessment Conclusion – Finding of No Significant Effects Matrix

Information Relating To The Plan And Natura Sites Within Potential Impact Zone	
Plan name	Skibbereen EA Local Area Plan, 2011
Natura 2000 sites within potential impact zone of the plan	Special Areas of Conservation: Clonakilty Bay SAC 000091; Lough Hyne Nature Reserve & Environs SAC 000097; Roaringwater Bay & Islands SAC 000101; Sheep's Head to Toe Head SAC 000102; St. Gobnait's Wood SAC 000106; The Gearagh SAC 000108; Barley Cove to Ballyrisode Point SAC 001040; Kilkeran Lake & Castlefreke Dunes SAC 001061; Myross Wood SAC 001070; Courtmacsherry

	<p>Estuary SAC 001230; Castletownshend SAC 001547; Derryclogher (Knockboy) Bog SAC 001873; Bandon River SAC 002171.</p> <p>Special Protection Areas Old Head of Kinsale SPA 004021; Clonakilty SPA 004081; Sheeps Head to Toe Head SPA 004156; Stacks to Mullaghareirks SPA 004161; Mullaghanish to Musheramore SPA 4162; Galley Head to Duneen Point SPA 4190; Seven Heads SPA 4191; Courtmacsherry Estuary SPA 4219</p>
<p>Description of the plan</p>	<p>The Skibbereen EA Local Area Plan sets out the approach for the local level implementation of the overall planning strategy for the County as set out in the County Development Plan 2009. It consists of a written statement with objectives relating to population targets, housing strategy, settlement strategies and boundaries, economic development, flood risk assessment, climate change and biodiversity strategies. It contains three main sections as follows:</p> <p>Section 1: Introduction to the Skibbereen Electoral Area Local Area Plan This section summarises the content of the plan and its relationship to other plans. It contains information relating to the process that has been followed in the making of the plan including the approach to consultation and zoning etc. The main towns, villages and other settlements within the electoral area are identified in this section. Policies relating to assessment of flood risk and the protection of the green belt which apply to the entire electoral area are also included in this section.</p> <p>Section 2: Local Area Strategy This section of the plan sets out the overall strategy for Skibbereen Electoral Area as a whole. It presents a summary and analysis of the growth and population targets used in the plan and gives details of the main employment and economic considerations, education and infrastructure requirements and key environmental considerations. It sets out an overall vision for the electoral area and contains policy statements relating to the provision of a sustainable water supply and treatment system as well as environmental assessment requirements.</p> <p>Section 3: Settlements and Other Locations. This section of the document sets out more specific objectives and zonings relating to population targets, residential, commercial and industrial development, the provision of infrastructural, community and recreational facilities etc for each of the main towns, key villages, and other villages, village nuclei and small settlements within the electoral area.</p>

<p>Is the proposed plan directly connected with or necessary to the management of the Natura 2000 sites identified above</p>	<p>No</p>								
<p>Assessment of Significant Effects</p>									
<p>Describe how the plan (alone or in combination is likely to affect Natura 2000 sites)</p>	<p>Potential impacts on Clonakilty Bay, Lough Hyne Nature Reserve, Roaringwater Bay and Islands, Kilkeran Lake and Castlefreke Dunes and Courtmacsherry Bay Special Areas of Conservation and on Clonakilty Bay, Seven Heads and Courtmacsherry Estuary Special Protection Areas were identified through the screening of the draft plan and proposed amendments. Potential impacts which were identified included:</p> <table border="0" data-bbox="532 1018 1448 1837"> <thead> <tr> <th data-bbox="532 1018 901 1060">Potential Impacts</th> <th data-bbox="928 1018 1404 1087">Activities which could give rise to these</th> </tr> </thead> <tbody> <tr> <td data-bbox="532 1094 901 1163">Impacts on water quality and levels.</td> <td data-bbox="928 1094 1448 1234">Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.</td> </tr> <tr> <td data-bbox="532 1272 901 1413">Direct impacts on habitats giving rise to habitat loss, deterioration or fragmentation.</td> <td data-bbox="928 1272 1404 1482">Zoning of land within Natura 2000 sites and extension of settlement boundaries into Natura 2000 sites. Proposals for development adjacent to Special Areas of Conservation.</td> </tr> <tr> <td data-bbox="532 1520 867 1556">Disturbance to species.</td> <td data-bbox="928 1520 1448 1837">Zoning for development within or close to sites used as breeding or feeding areas by protected species. In particular proposals for recreational walkways in coastal areas adjacent to Courtmacsherry SAC and SPA at Courtmacsherry and Timoleague and on Sherkin Island.</td> </tr> </tbody> </table>	Potential Impacts	Activities which could give rise to these	Impacts on water quality and levels.	Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.	Direct impacts on habitats giving rise to habitat loss, deterioration or fragmentation.	Zoning of land within Natura 2000 sites and extension of settlement boundaries into Natura 2000 sites. Proposals for development adjacent to Special Areas of Conservation.	Disturbance to species.	Zoning for development within or close to sites used as breeding or feeding areas by protected species. In particular proposals for recreational walkways in coastal areas adjacent to Courtmacsherry SAC and SPA at Courtmacsherry and Timoleague and on Sherkin Island.
Potential Impacts	Activities which could give rise to these								
Impacts on water quality and levels.	Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.								
Direct impacts on habitats giving rise to habitat loss, deterioration or fragmentation.	Zoning of land within Natura 2000 sites and extension of settlement boundaries into Natura 2000 sites. Proposals for development adjacent to Special Areas of Conservation.								
Disturbance to species.	Zoning for development within or close to sites used as breeding or feeding areas by protected species. In particular proposals for recreational walkways in coastal areas adjacent to Courtmacsherry SAC and SPA at Courtmacsherry and Timoleague and on Sherkin Island.								

<p>Are there other projects or plans that together with the plan being assessed could affect the site (provide details)</p>	<p>Cork County Development Plan 2009. Development provided for by this plan (chap 4) could give rise to additional pressure on water quality in Roaring Water Bay and Islands SAC, Courtmacsherry Estuary SAC and SPA, Clonakilty Bay SAC and SPA, Lough Hyne Nature Reserve SAC and the Bandon River SAC.</p> <p>Clonakilty Town Plan, 2009-2015. A number of proposals contained in this plan have potential to contribute to impacts on the Clonakilty Bay Special Area of Conservation and Special Protection Area. These include impacts on water quality, habitats and disturbance to species.</p> <p>Bantry EA Local Area Plan 2011. Development provided for in this plan could give rise to additional pressure on water quality in Roaringwater Bay and Islands SAC and additional pressure on habitats and species on the islands of the bay arising from development and recreation policies set out in same. Settlements discharging waste water to this SAC covered by the Skibbereen Plan include Schull and Ballydehob.</p> <p>West Cork Islands Integrated Development Strategy 2010. Policies contained in this strategy could give rise to additional developmental and recreational pressures on the designated land on the islands within the LAP area, giving rise to loss or deterioration of habitats, impacts on water quality and/or disturbance to species on Oilean Chleire and Sherkin Island.</p> <p>Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008. This strategy identifies Courtmacsherry as a secondary hub for the provision of marine infrastructure in the West Cork Area. Development initiated as a result of this strategy could put additional pressure on habitats and species in the estuary.</p>
<p>Explain why these effects are not considered significant</p>	<p>Impacts on water quality and levels.</p> <p>1. Modifications were made to policies in the following settlements Clonakilty Environs, Dunmanway, Baltimore, Courtmacsherry, Timoleague, Oileain Chleire, Sherkin, Rathbarry, Ring, Togher, Darrara, Inchydoney and Tragumna to ensure that development in the relevant settlements can only proceed when adequate provision has been made for waste water treatment to make the provision of SUDS and Stormwater Attenuation measures a requirement where necessary.</p>

	<p>2. A requirement for the relocation of the waste water outfall pipe in Dunmanway, downstream of the Freshwater Pearl Mussel population was put into the plan.</p> <p>3. Provision was made for the establishment of buffer zones between development and watercourses susceptible to pollution in the X-03 zone in Inchydoney.</p> <p>4. Modifications were made to the R-06 and R-12 policies in Dunmanway and to the X-01 and X-03 in Baltimore where the possibility of development remained open within flood risk zones in catchments of freshwater Natura 2000 sites, to ensure that development in such areas would be subject to flood risk and appropriate assessment prior to being authorised.</p> <p>Direct impacts on habitats.</p> <p>5. Alterations were made to the boundaries of the Ring and Tragumna settlements to exclude sites designated for nature conservation.</p> <p>6. Modifications were made to open space zonings in Inchydoney which occur within a Special Area of Conservation and Special Protection Area to clarify that this space is not suitable for development.</p> <p>7. Modifications made to objectives, settlement boundaries and zonings as set out under impacts on water quality above, will also provide for the protection of water dependant habitats.</p> <p>Species protection.</p> <p>8. Modifications made to objectives, settlement boundaries and zonings as set out under impacts on water quality above, will also provide for the protection of water dependant species.</p> <p>9. Modifications were made to the wording of the U-01 objective in Courtmacsherry and U-01 objective in Timoleague to ensure that the provision of proposed amenity walks in areas which could give rise to disturbance to species will only be completed following ecological assessment.</p> <p>Potential impacts arising from policies providing for development on sites close to or within Natura 2000 sites.</p>
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	<p>10. Modifications were made to objectives X-01, X-02 and X-03 in Baltimore, B-01 in Timoleague, B-01, B-02 and B-03 in Oilean Chleire, B-01, B-02, B-03, B-05, U-04 and U-07 in Sherkin, U-02 and O-02 Dunmanway, U-02 and X-03 in Inchydoney where settlement boundaries or zonings are located close to or within Natura 2000 sites and where development could potentially have an impact on these sites.</p> <p>Introduction of new objectives to the plan.</p> <p>11. Two new objectives were included into the plan arising from the AA process (LAS 2-3 and LAS 2-4). These commit CCC to the protection of Natura 2000 sites, ecological corridors, areas and habitats of local biodiversity value within the plan area and its environs. Maps and lists of all designated sites were added to the final draft of the plan.</p>
Appropriate Assessment Conclusion	On the basis of the changes set out above, it is concluded that the Skibbereen EA Local Area Plan will not give rise to impacts on the integrity of the Natura 2000 network.
List of agencies consulted	The National Parks and Wildlife Service was consulted and advised at all stages of the appropriate assessment process for this plan. This was completed through bilateral meetings which were held with local and regional staff of the NPWS. Natura Impact Reports were referred to statutory consultees and were available for review and consultation through the CCC website.
Response to consultation	All of the recommendations made by the NPWS were integrated into the Natura Impact Reports.
Data Collected To Carry Out The Assessment	
Who carried out the assessment	Planning Policy Unit, Cork County Council
Sources of data	National Parks and Wildlife Service Site Synopses and other data relating to Natura 2000 sites.
Level of assessment completed	Screening and appropriate assessment for potential impacts on all Natura 2000 sites within the plan.
Where can the full results of the assessment be accessed and viewed	The full AA process may be tracked through Natura Impact Report I, prepared for draft plan, Natura Impact II, prepared for draft amendments and this final report.

5 Implementation of Mitigation and Monitoring Measures

The following table summarises the changes made to the plan to ensure the protection of the Natura 2000 network, and sets out how the implementation of these measures will be monitored over the lifetime of the plan.

Table 5.1 Mitigation and Monitoring Measures for the Skibbereen EA Local Area Plan, 2011

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
Commitment to ensure protection of Natura 2000 sites within green belts for lifetime of plan (GB 1-1 b).	Natura 2000 sites also overlap with green belts in certain cases. The wording of the green belt policy has been modified to ensure that it is clear in the plan that the priority for such lands is the maintenance of its nature conservation values.	Implementation will be achieved by CCC. Development in these zones is not encouraged, but where planned should only proceed where full assessment of potential impacts on Natura 2000 sites has been completed.	For lifetime of the plan	Establish current level of development and ecological status of designated areas within green belts in identified areas by end of 2011. Examine status of these areas at plan review stage to determine if any development or has taken place.
Commitment in plan to prevent commencement of discharge from new developments	The aim of this measure is to protect water quality and minimise flood risk. Its	Implementation will be achieved through the planning process by	For lifetime of plan.	Review progress with planned upgrades for treatment plants. Review planning permissions

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>in certain settlements until sufficient capacity for treatment of waste water is in place to ensure that legal water quality standards are met and to ensure the integration of SUDS and stormwater attenuation into planned developments in specified zones (LAS 2-1 and development objectives for a number of specified settlements).</p>	<p>implementation will ensure that there will be no additional nutrient input to designated waterbodies arising from development provided for by this plan. It will help to prevent siltation of the freshwater system, and will provide for the attenuation of surface / flood waters for any development provided for by this plan with specified zones, thereby protecting freshwater systems from storm surges.</p>	<p>CCC. Permissions can only be granted for developments within LAP settlements where there is sufficient capacity to treat waste water to required standards and where adequate provision has been made for SUDS and stormwater attenuation in specified zones.</p>		<p>granted/population increases in specified settlements during lifetime of plan and cross check against individual waste water treatment plant capacity at plan review stage. Review conditions of grant for developments permitted in accordance with plan policy within specified zones to establish numbers of these that have incorporated required measures at plan review stage.</p>
<p>Commitment in plan to ensure that all development facilitated</p>	<p>The aim of these measures is to commit CCC to protecting</p>	<p>This measure will be implemented through the planning</p>	<p>Throughout the lifetime of this plan.</p>	<p>To be determined.</p>

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>through this plan is subject to the appropriate level of environmental assessment in accordance with the Habitats, Birds, EIA and SEA Directives; to provide protection to sites (proposed and designated) for nature conservation; and to maintain where possible features of the landscape of biodiversity value outside designated sites (LAS 2-2, 2-3 and 2-4 and development objectives for a number of specified settlements).</p>	<p>sites designated for nature conservation and biodiversity generally. This will be achieved by assessing all development proposals provided for by this plan in accordance with the provisions of the relevant legislation. This measure will reduce the risk of the Council authorising any activity which could have a negative impact on the Natura 2000 network, or on ecological features of the landscape which connect the network.</p>	<p>process.</p>		
Removal of	This measure	Measure to be	This measure	Establish current

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
designated land from settlement boundaries.	will reduce pressure for development within designated sites.	implemented by CCC during plan making stage.	has been implemented.	<p>level of development and ecological status of areas removed from settlement boundaries during plan making process by end of 2011.</p> <p>Examine status of these areas at plan review stage to determine if any development or alteration has taken place arising from policies set out in this plan.</p>
Provision for maintenance of buffer zones between Natura 2000 sites and proposed development.	This measure has been specified for zones or areas adjacent to Natura 2000 sites, where it is considered that development could give rise to impacts on habitats or disturbance to species for which the Natura 2000	Implementation will be achieved through the planning process by CCC. Development proposals within certain zones or settlement areas adjacent to Natura 2000 sites must provide for the	Lifetime of plan.	<p>Establish current level of development and ecological status of identified areas by end of 2011.</p> <p>Examine these areas during review of LAP to determine if buffers have been provided for developments that have been permitted and/or built within the</p>

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
	sites are designated. Developments in such locations will require the provision of Natura Impacts Statements where significant impacts on designated sites cannot be ruled out.	maintenance of a buffer zone between the development site and the Natura 2000 site.		relevant zones.
Commitment to protect open space zones primarily for nature conservation where these overlap with designated areas.	Some Natura 2000 sites where they occur within settlement boundaries have been zoned for open space in this plan. In these cases, the wording of the policy linked to particular zones where this has occurred has been modified to clarify that such areas are	Implementation will be achieved by CCC. Development in these zones should not be encouraged, but where planned should only proceed where full assessment of potential impacts on Natura 2000 sites has been completed. This is likely to apply to	Lifetime of plan.	Establish current level of development and ecological status of identified areas by end of 2011. Review status of these areas at plan review stage to determine if any development or alteration has taken place.

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
	not generally suitable for development. The purpose of this modification is to avoid direct loss of habitat or potential for disturbance to species within Natura 2000 sites arising from zonings set out in this plan.	planning permissions and to projects proposed by CCC itself.		
Requirement for provision of ecological reports to be prepared for recreational initiatives where these are within or adjacent to Natura 2000 sites.	The aim of this measure is to ensure that full consideration of impacts on habitats and species is made at the planning stage for such projects to ensure that they are designed in a manner which avoids such impacts.	Implementation will generally be achieved by CCC as most of these developments are completed by the Council. Where walkways or cyclepaths are planned in or close to Natura 2000 sites, these should only proceed where full assessment of potential	Lifetime of the plan.	Establish current level of development and ecological status in identified areas by end of 2011. Review status of these areas at plan review stage to determine if any development or alteration has taken place.

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
		impacts on Natura 2000 sites has been completed. This will normally be done as part of the Part 8 process.		
Requirement for provision of Natura Impact Statements to be prepared for developments proposed in areas close to or within flood plains of Natura 2000 sites.	This measure has been incorporated for particular zones adjacent to Natura 2000 sites, where it is considered that development within the zone could give rise to impacts on habitats or disturbance to species for which the adjacent Natura 2000 site is designated. Of particular concern in this regard are zoned areas within Natura 2000	Implementation will be achieved through the planning process by CCC. Development proposals within certain zones or settlement areas adjacent to Natura 2000 sites can only proceed where it shown that such development will not have a significant impact on Natura 2000 sites within the potential impact zone.	Lifetime of plan.	Establish current level of development and ecological status in identified areas by end of 2011. Examine status of these areas at plan review stage to determine if any development or alteration has taken place.

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
	<p>catchments which have been identified as being susceptible to flooding. It makes it a requirement that proposals for development in these zones will be subject to appropriate assessment.</p>			

6 References and Data Used

Cork County Council, Skibbereen Draft Electoral Area Local Area Plan, November, 2010.

Cork County Council, Natura Impact Report on Skibbereen Draft Electoral Area Local Area Plan, February 2011.

Cork County Council, Report to Members, Skibbereen Electoral Area Local Area Plan, Public Consultation Draft, Managers Opinion on the Issues Raised by Submissions and Recommended Amendments, February 2011.

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Appendix I: Timetable for the making of the Skibbereen Electoral Area Local Area Plan.

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
22 nd Nov 2010	Publication of draft plan.		
22 nd Nov 2010– 12 th Jan 2011	Public consultation on draft plan.	Preparation of first Natura Impact Report on draft plan. Consultation with National Parks and Wildlife Service.	
23 rd Feb 2011	Publication of Managers Report summarising consultation submissions and containing recommendations of manager on same. This report incorporated the recommendations of the first Natura Impact Report on the draft plan.	Issue of first Natura Impact Report on draft plan.	All recommendations contained in first Natura Impact Report were subsumed into the Managers Report to Council.
30 th /31 st Mar 2011	Council members vote to propose amendments to plan.		All recommendations in Managers Report arising from the AA process were accepted by Council and were therefore proposed as amendments to the plan. In addition, a number of new amendments were proposed by Councillors which

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
			required screening for AA.
31 st Mar – 20 th Apr 2011	Preparation of proposed amendments to draft plan for publication.	Preparation of second Natura Impact Report on proposed amendments to plan. Consultation with National Parks and Wildlife Service.	
21 st Apr 2011	Proposed amendments to draft plan published.	Publication of second Natura Impact Report on proposed amendments to plan.	
21 st April – 18 th May	Public consultation on proposed amendments.	Public consultation on second Natura Impact Report (proposed amendments to plan).	
19 th May – 10 th June.	Review of consultation submissions and preparation of 2 nd Managers Report	Review of consultation submissions and managers opinion on same to identify issues which might give rise to impacts on Natura 2000 sites.	8 submissions received in relation to proposed amendments to plan. No modifications were recommended by the Manager to be made to amendments on foot of these submissions which might give rise to

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
			impacts on Natura 2000 sites.
15 th June	Publication of 2 nd Managers Report summarising consultation submissions on proposed amendments to plan and containing recommendations of manager on same. This report incorporated the recommendations of the second Natura Impact Report.	Preparation of final Natura Impact Report for Skibbereen Electoral Area Local Area Plan.	
19 th July	Council meeting to review Managers Report and consider recommendations in relation to proposed amendments.		
26 th July	Council members vote to make or modify Local Area Plan.		All amendments arising from AA process were accepted by Council members.

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to be agreed with printer

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Skibbereen Electoral Area Local Area Plan

Environmental Statement

August 2011

Section 1 – Introduction

Terms of Reference

This is the SEA Statement of the **Skibbereen Electoral Area Local Area Plan** and forms the final part of the requirements for the Strategic Environmental Assessment (SEA) of the Plan.

SEA Definition

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest stage of decision-making.

Legislative Context

Directive 2001/42/EC of the European Parliament and of the Council, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes, which are prepared for a number of sectors, including land use planning. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), and, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of regulations became operational on the 21st of July 2004. The SEA Directive and the instruments transposing it into Irish Law require that after the adoption of a plan or programme, the plan or programme making authority is required to make a Statement available to the public, the competent environmental authorities and, where relevant, neighbouring countries. This Statement is referred to as an SEA Statement.

Content of the SEA Statement

The SEA Statement is required to include information summarising:

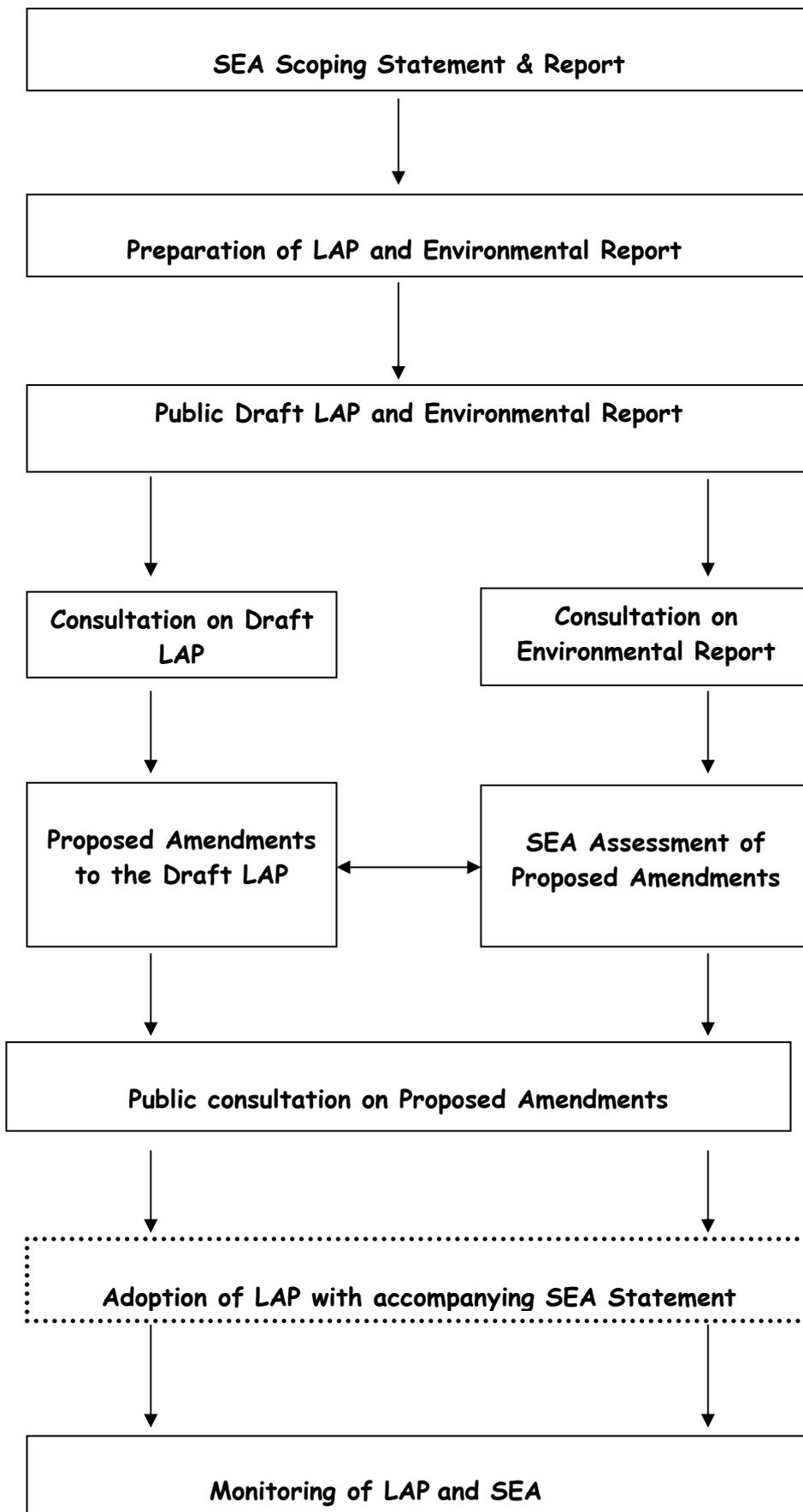
- (a) how environmental considerations have been integrated into the plan
- (b) how
 - the environmental report,
 - any submission or observation to the planning authority in response to a notice under section 20(3) of the Act, and
 - any consultations under article 14 Fhave been taken into account during the preparation of the plan,
- (c) the reasons for choosing the plan, as adopted, in light of the other reasonable alternatives dealt with, and
- (d) the measures decided upon to monitor, in accordance with Article 14J, the significant environmental effects of implementation of the plan.

The Guidelines on the implementation of the SEA Directive state that the SEA statement should summarise the issues and concisely address them. Each of the above points have been addressed and are included in the various sections of the

SEA statement which follow. The influence of the SEA on the LAP making process is outlined in the following flow chart **(Figure 1)**.

The SEA statement tracks the progression of the plan as presented in the diagram, highlights how environmental considerations have been taken into account and sets out the detailed monitoring for the plan in the final section which it is intended will be reviewed over the lifetime of the plan.

Influence of SEA on the LAP Review Process: (Figure 1)



Section 2 - How Environmental Considerations and the Environmental Report were factored into the plan:

This Local Area Plan as well as the other nine Electoral Area Local Area Plans are considered to be middle order plans fitting between the County Development Plan and small scale plans and local area plans for example for an individual settlement. Because of this the approach taken needed to look at the overall issues of the Local Area Plan while also relating to individual settlements and objectives. While environmental issues related to individual sites/ settlements and objectives it is considered that the environmental process' most effective input was on the broader/wider scale. This is also reflected in the methodology for the provision of mitigation measures outlined in Chapter 10 of the Environmental Report which addressed the strategic level through assessment of the scenario/alternatives while the second approach addressed the common issues repeated throughout the Local Area Plan.

These middle order plans cover an entire electoral area with the broad distribution of population of main towns, villages and rural areas coming from the County Development Plan 2009. In some cases there may have been some minor changes made to the figures in the Local Area Plan but in general the figures used were in line with those of the Strategic Planning Areas set out in the County Development Plan and were consistent with the figures outlined in the Regional Planning Guidelines 2010.

Consultation:

In terms of the SEA and AA, there have been a number of consultations over the course of the preparation of the Skibbereen Electoral Area Local Area Plan 2011-2017 which was prepared at the same time as the remaining nine electoral areas in the county. An Outline Strategy was prepared for the Skibbereen LAP and included a broad checklist of the main environmental indicators within the electoral Area. The Strategy was on public display during January and February 2010.

Following this a scoping report was prepared and sent to the statutory consultees including the Environmental Protection Agency, the Department of Environment Heritage and Local Government and the Department of Communications, Marine & Natural Resources. Five submissions on the Scoping Report were received which in some cases were also applicable to the other Electoral Area Local Area Plans being prepared simultaneously. The comments made at this stage of the process by the statutory consultees related to the scope and level of detail to be included in the SEA and were brought forward into the Environmental Report.

The next period of consultation included public display of the Draft Skibbereen Electoral Area Local Area Plan alongside the SEA Environmental Report during the period of 22nd November 2010 to 12th January 2011. A total of 60 submissions were received on this suite of documents, including submissions from the EPA and DoEHLG.

It was agreed that some of the comments in the submissions made be incorporated as non material changes in the final document while other changes were put forward as proposed changes to the text and objectives to the Draft Plan.

The final stage of consultation took place between 21st April and 18th May 2011 when amendments to the Draft Plan and a SEA Screening Report and Natura Impact Report (II) were on public display. 8 submissions were received at this stage of public consultation including submissions from the EPA and DOEHLG.

Section 3 of this Statement deals specifically with the Submissions and Observations received and the issues raised in these submissions.

Strategic Environmental Assessment

A number of distinct stages of the process during which environmental issues have been highlighted and the SEA methodology applied are outlined in this section. These are as follows:

Stage 1 – Preparation of the Draft LAP (Scoping and Environmental Report)

Stage 2 – Screening Matrix and Evaluation of the Draft LAP Objectives

Stage 3 – The Amendment Stage (SEA of the Proposed Material Amendment to the Draft Plan)

Stage 1 – Preparation of the Draft LAP (Scoping and Environmental Report)

Scoping:

Chapter 4 of the Environmental Report outlines the methodology of the preparation of the LAP and Environmental Report.

Initially, the Planning Authority engaged in a scoping exercise to determine the range of environmental issues and the level of detail to be included in the Environmental Report, which were decided upon, in consultation with the prescribed environmental authorities as a requirement of the SEA Regulations and Guidelines. The scoping and information gathering stage allowed for the collection of existing environmental baseline information in order to describe the current state of the environment in the Electoral Area. This is outlined in the Scoping Statement. The comments made at this stage of the process by the statutory consultees related to the scope and level of detail to be included in the SEA and were brought forward into the Environmental Report.

The Environmental Report:

Having established in the Scoping Report the environmental baseline the key aspect of the SEA was the collection of relevant environmental baseline data for the Skibbereen Electoral Area. The collection of this information has informed the identification of key environmental sensitivities, sensitive areas and areas of pressure within the electoral area.

The SEA used a system of Environmental Protection Objectives (EPOs) with targets and indicators in the assessment of the Draft Local Area Plan. Baseline data collection and the preparation of sensitivity mapping has focussed the EPOs at the plan level and at issues relevant to the Skibbereen Electoral Area.

Where it was demonstrated that conflict with environmental objectives arose, measures were proposed which sought to mitigate against any potential negative environmental effects. This has occurred throughout the preparation of the LAP and the Amendments.

Alternative frameworks:

The Environmental Report is required by the SEA Directive to consider reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives selected. Alternatives were formulated having regard to the objectives of the LAP. The alternatives are explored in Chapter 8 of the Environmental Report and a further expansion on these alternatives is outlined in **Section 4** of this SEA Statement.

Stage 2 – Matrix and Evaluation of the Draft LAP Objectives:

Before the publication of the Draft LAP, the objectives contained in the Draft Local Area plan were evaluated against the Environmental Protection Objectives (EPO's) which were created for the LAP SEA within a series of matrices. These completed matrices are outlined in **Chapter 9** of the Environmental Report.

This stage identified whether the Draft LAP objectives would be likely to have either:

- No likely interaction with EPOs (they are likely to have no interaction with the status of the environment);
- A positive interaction with EPOs (they are likely to improve the status of the environment);
- A potentially conflicting interaction with EPOs
- An uncertain interaction with EPOs (the interaction with the status of the environment is uncertain)

Arising from this analysis and where a negative assessment was recorded, the SEA provided /suggested mitigation measures in the form of:

- Changing the wording of an existing objective
- Deleting the objective
- Addition of a new objective

The matrix in Chapter 9 of the Environmental Report includes a 'tick' where the Environmental Report's recommendation was accepted in full and changes made appropriately in the Local Area Plan document. A 'dash' was entered where the Environmental Report's recommendation was partly accepted. A 'cross' was entered where the Environmental Report's recommendation was rejected and not entered into the Local Area Plan document.

This process was carried out simultaneously on the other nine other Electoral Area Local Area Plans throughout the county and the environmental impacts of these plans were considered as part of the overall assessment of this plan.

Mitigation Measures were detailed in Chapter 10 of the Environmental Report which related to wastewater infrastructure, impacts on biodiversity, provision for individual housing within settlements, serving of developments by private schemes or private group water schemes, the need to screen for SEA and AA masterplan, studies and other landuse plans referred to in the Draft Local Area Plan, references to walkways and roadways, waste management, flooding objectives, water quality tables, inclusion of definition of sustainable, and tourism. One of the main environmental issue was the correlation between the population targets and growth of settlements and the waste water infrastructure of these settlements within the electoral area. A number of mitigation measures had been incorporated into the local area plan and it was stated in the Environmental Report that there was an opportunity for the outstanding mitigation measures be incorporated at the amendment stage.

Stage 3: The Amendment Stage (SEA of the Proposed Material Amendment to the Draft Plan)

The amendments as outlined in the Managers Report (February 2011) in line with Section 20(3) of the Planning and Development Acts were examined in order to assess the significant effects on the environment that were likely to occur as a result of the recommended amendments to the Draft LAP. The same methodology was used in the Environmental Report thus a matrix was prepared and all the proposed amendments were assessed. The matrix was used as a screening process where new and modified policies, objectives and text were formally assessed by identifying whether the change(s) would be likely to have significant environmental effects. Generally it was found that the amendments fitted into the following broad categories:

- 1) Changes to text which have minor significance
- 2) Changes to text which have major significance
- 3) Changes to objective which have minor significance
- 4) Changes to objective which have major significance
- 5) New designation of GB 1-2 within the greenbelt
- 6) Extension to development boundary
- 7) New Settlement

After screening (using the matrix approach) a proposed amendment was either 'screened out' or was concluded as 'possible environmental effects identified'. In relation to the latter it was necessary to provide mitigation measures where potential conflicts were found with the EPOs. The assessment was carried out having regard also to the parallel process of Appropriate Assessment where relevant mitigation measures from the AA were carried through into the SEA (See Appendix One).

Mitigation measures took the form of:

- Changing the wording of an amendment
- Deleting the amendment
- Addition of a new amendment

EU Habitats Directive- Appropriate Assessment

Another key aspect of the assessment process was the undertaking of an Appropriate Assessment of the plan. This parallel process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the plan as it was developed. The Natura Impact Report III includes details of all the changes made to the Draft LAP as a result of Appropriate Assessment.

One of the main influences of the Environmental Assessment on the Local Area Plan was the introduction of an approach to protect water quality of water bodies identified in the Water Framework Plan. This was incorporated into the Local Area Plan with an overall aim to provide a fail safe mechanism to prevent development in the plan which would result in the degradation of water quality. Having assessed the carrying capacity of settlements changes have been made to the population distribution in some cases from smaller and rural areas to the main towns based on sustainable environmental capacity while the overall population target for the electoral area remains the same. This is further supported by the revision of the wording of general objectives relating to settlements contained in Section 2 of the plan e.g. LAS 2-1 (in Section 2) and in the DB (Development Boundary) objectives in Section 3 relating to specific settlements. Connected to population distribution was the matter of demographic pressure in rural hinterlands for individual housing. In order to meet this pressure, the approach taken by the local area plan was to provide lands in more sustainable locations i.e. the towns, with the effect of keeping the population targets in the villages lowered.

In relation to Flood Risk Assessment at Draft Stage of the plan the environmental assessment sought clarification and some changes to development in areas at risk of flooding. In the Draft Plan, if land was located within a flood risk area it was generally not included within the development boundary. Where such land was included then objectives relating to that land included a requirement for a more detailed flood risk assessment to be carried out. At the amendment stage of the process, and following public consultation on the proposed amendments, the approach of the plan to zoning land in areas of flood risk was modified in recognition of lands already been zoned in an earlier development plan or planning permission had already been granted for their development, or there were some local ambiguities in the flood risk mapping. Where such zonings were included in the plan, precautionary text was included in the specific objective to highlight the need for a flood risk assessment as part of the development management process. In the smaller settlements which do not have specific zoning objectives, the flood risk areas are protected by the more general development boundary objectives and by objectives in Section One of the Plan.

In the SEA Screening of the Proposed Amendments document the SEA response was to exclude these sites from development boundaries. Although this was the preferred approach of the SEA it is recognised however, that the development in flood risk areas objectives (which have been modified as part of the process and included in site specific objectives) provide an adequate mitigation measure in relation to flooding concerns of these sites.

In relation to biodiversity in general and Natura 2000 sites a number of changes to objectives have been made recognising the importance of the biodiversity of the Local Area Plan as a whole with the inclusion of a number of new objectives LAS 2-2

to 2-4 which firstly ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area while also linking the objectives relating to biodiversity in the County Development Plan 2009 to the Local Area Plan. The SEA process also highlights issues in relation to some settlement specific objectives within or in close proximity to Natura 2000 sites as well as NHAs. With the integration of the SEA and AA process a number of changes have been made to specific objectives relating to settlements while the majority of zonings or development boundaries located within Natura 2000 sites have been removed with the only exception being where a site was zoned for open space and it was considered that retaining this type of zoning was the best means of protecting the biodiversity of the site.

Table 2.1 Sites removed from settlements due to their Natura 2000 designation.

Change No.	Settlement Name	Zoning Ref. If applicable
SN 03.29.03	Ring	Paragraph 29.4.3
SN 03.49.03	Tragumna	Lands within SAC within development boundary

Table 2.2 Summary Of Recommendations For Changes Arising From SEA

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
GB 1-1(b)	SN 01.01.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.6.4	SN 01.01.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
New Objective	SN 01.01.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.7.9	SN 01.01.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Replace Paragraph 1.7.10 with new text	SN.01.01.05	Issue Nine in the Environmental Report*	SEA raised concerns in relation to zoning/inclusion of sites within development boundaries.	The inclusion of paragraph 1.7.10 partially addresses the concerns of SEA in the Final Plan.
Replace Paragraph 1.7.12 with new text	SN.01.01.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Amend Paragraph 1.7.13	SN.01.01.07	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Replace Objective FD 1-4	SN.01.01.08	Change introduced at Amendment Stage. Previous amendment made at Draft Stage.	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.2.17	SN 01.01.09	Change introduced at Amendment	Screened Out at Proposed	Screened Out

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
		Stage. Previous amendment made at Draft Stage.	Amendment Stage	
GB 1-2 Ballinacross Roads	SN 01.01.10	Amendment to the Draft Plan	Omit inclusion of lands as part of objective GB 1-2	SEA recommendation was not incorporated into Final Plan
GB 1-2 Carhoo	SN 01.01.11	Amendment to the Draft Plan	Omit inclusion of lands as part of objective GB 1-2	SEA recommendation was not incorporated into Final Plan
Paragraph 1.10.34	SN 01.01.12	Amendment to the Draft Plan	Omit inclusion of paragraph	SEA recommendation was not incorporated into Final Plan
Table 2.5 Section Two	SN 02.02.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
LAS 2-1	SN 02.02.02	Issue raised at pre draft stage and Issue One in Environmental Report	Included objective in Draft Plan Modify wording of objective.	Inclusion of Objective LAS 2-1 in Draft Plan which was further modified and incorporated HDA recommendations in the Final Plan
LAS 2-2	SN.02.02.03	Issue raised at pre draft stage	Include wording to acknowledge that future projects will be subject to SEA, HDA and EIA	Objective LAS 2-2 included in Draft Plan and wording amended in Final Plan.
LAS 2-3	SN.02.02.04	Issue Two		New objective LAS 2-3 included in Final Plan
LAS 2-4	SN.02.02.05	Issue Two		New objective LAS 2-4 included in Final Plan
Paragraph 2.2.61 Section Two	SN 02.02.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.1.21 Clonakilty	SN 03.01.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.2.34 Clonakilty	SN 03.01.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-01 Clonakilty	SN 03.01.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-01 Clonakilty	SN 03.01.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-05 Clonakilty	SN 03.01.05	Include wording in relation to setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
DB-03 Clonakilty	SN 03.01.06	Issue One Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	SEA recommendation included in Final Plan
DB-06 Clonakilty	SN 03.01.07	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
U-02 Clonakilty	SN 03.01.08	Issue Two	Amend wording to objective at Amendment Stage	Meets with the SEA recommendations while also incorporates HDA recommendations.
Paragraph 1.2.17	SN 03.01.09	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.3.5	SN 03.01.10	Change introduced at Amendment Stage	Omit amendment	SEA recommendation was not incorporated in Final Plan
Paragraph 2.2.15 and Objective X-01 Dunmanway	SN 03.02.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-01 Dunmanway	SN 03.02.02	Issue Two	Amend wording to objective	SEA recommendations included while also incorporates HDA recommendations
B-02 Dunmanway	SN 03.02.03	Issue Two	Amend wording to objective	SEA recommendations included while also incorporates HDA recommendations
U-03 Dunmanway	SN 03.02.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
R-12 Dunmanway	SN 03.02.05	Change introduced at Amendment Stage	Omit change of zoning from open space to residential use	SEA recommendation was not incorporated into Final Plan
DB-03 Dunmanway	SN 03.02.06	Issue One and Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-08 Dunmanway	SN 03.02.07	Issue Two	Amend wording to objective	Included in Final Plan
R-01 Dunmanway	SN 03.02.08	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
R-02 Dunmanway	SN 03.02.09	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
R-06 Dunmanway	SN 03.02.10	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 2.2.12 Dunmanway	SN 03.02.11	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
Paragraph 3.2.18 Skibbereen	SN 03.03.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 3.2.32 Skibbereen	SN 03.03.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraphs 3.3.4 and 3.3.5 Skibbereen	SN 03.03.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
R-03 Skibbereen	SN 03.03.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-01 Skibbereen	SN 03.03.05	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-01 Skibbereen	SN 03.03.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-03 Skibbereen	SN 03.03.07	Insert word 'sustainable' in objective.	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraph 3.2.15	SN 03.03.08	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-02 Skibbereen	SN 03.03.09	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 5.3.5 and objective DB-01(b) Baltimore	SN 03.05.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01(k) Baltimore	SN 03.05.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
U-01 Baltimore	SN 03.05.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-01 Baltimore	SN 03.05.04	Issue Two	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
X-02 Baltimore	SN 03.05.05	Issue Two	Amend wording to objective at proposed Amendment Stage	Included in Final Plan and also incorporates HDA recommendation
X-03 Baltimore	SN 03.05.06	Issue Two	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01 Baltimore	SN 03.05.07	Include wording in relation to setting and coastline and landscape character of the settlement and Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01 Baltimore	SN 03.05.08	Issue Two	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
				Plan and also incorporates HDA recommendation
Paragraph 5.2.10 Baltimore	SN 03.05.09	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 Courtmacsherry	SN 03.06.01	Include wording in relation to setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-01 Courtmacsherry	SN 03.06.02	Issue Two and Seven	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01(a) Courtmacsherry	SN 03.06.03	Issue Two and include wording in relation to SUDS and water supply network.	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraphs 8.4.10 and 8.4.11 and objective B-01 Leap	SN 03.08.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 Leap	SN 03.08.02	Include wording in relation to setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraph 9.2.17 Rosscarbery	SN 03.09.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 9.3.3 Rosscarbery	SN 03.09.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 Rosscarbery	SN 03.09.03	Include wording in relation to setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
O-01 Rosscarbery	SN 03.09.04	Change introduced at Amendment Stage	Omit extension to O-01	SEA recommendation was not incorporated into Final Plan
Paragraph 9.4.3 Rosscarbery	SN 03.09.05	Include wording in relation to protecting the scenic landscape of this settlement	Amend wording to objective at Amendment Stage	Wording was amended in general text in the Final Plan.
DB-01 Timoleague	SN 03.10.01	Issue Two and include wording in relation to setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01 Timoleague	SN 03.10.02	Issue Two and include wording in relation to SUDS	Amend wording to objective at Amendment Stage	SEA recommendation included in Final

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
				Plan and also incorporates HDA recommendation
B-01 Timoleague	SN 03.10.03	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-01 Timoleague	SN 03.10.04	Issue Two and Issue Seven	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01(f) to (k) Oileán Chleire	SN 03.12.01	Issue Two, Three and Five	Amend wording to objective at Amendment Stage	SEA recommendation generally included in Final Plan and also incorporates HDA recommendation
B-01 Oileán Chleire	SN 03.12.02	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
B-02 Oileán Chleire	SN 03.12.03	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
B-03 Oileán Chleire	SN 03.12.04	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01(d) to (m) Sherkin Island	SN 03.13.01	Issue Two, Three and Five	Amend wording to objective at Amendment Stage	SEA recommendation generally included in Final Plan and also incorporates HDA recommendation
B-01 Sherkin Island	SN 03.13.02	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
B-02 Sherkin Island	SN 03.13.03	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
B-03 Sherkin Island	SN 03.13.04	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
B-05 Sherkin Island	SN 03.13.05	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-04 Sherkin Island	SN 03.13.06	Issue Two and Seven	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-07 Sherkin Island	SN 03.13.07	Issue Two and Seven	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01(g) Union Hall	SN 03.11.01	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01(c) Castletownkenneigh	SN 03.20.01	Amend wording	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01 Castletownshend	SN 03.21.01	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01 Glandore	SN 03.24.01	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01 (c) and (f) Rathbarry	SN 03.27.01	Issue Two and Three	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01(e),(i) and (j) Ring	SN 03.29.01	Issue Two and Three and Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01(b) Ring	SN 03.29.02	Issue Two and include wording in relation to SUDS	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
Paragraph 29.4.3 Ring	SN 03.29.03	Issue Two	Omit lands within SAC from development boundary of Ring	Lands within SAC not included within development boundary of Ring. New text included to reflect change.
E-01 Shannonvale	SN 03.31.01	Include wording in relation to SUDS and WWT infrastructure	Amend wording to objective at Amendment Stage	SEA recommendation partially addressed in Final Plan and also incorporates HDA recommendation
Paragraph 32.2.6 Teerelton	SN 03.32.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01(a) and Paragraph 34.4.3	SN 03.34.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 (a) and Paragraph 36.4.3 Johnstown	SN 03.36.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 (a) and Paragraph 39.4.3 Rathbarry	SN 03.39.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 (c) Rathmore	SN 03.39.02	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
Rathmore	SN 03.39.03	Extension to development boundary	Omit extension to development boundary	SEA recommendation was not incorporated in Final Plan
DB-01 (c) Togher	SN 03.40.01	Issue Two and Three	Amend wording to objective at Amendment Stage	SEA recommendation addressed in Final Plan and also incorporates HDA recommendation
DB-01 Ballinglanna	SN 03.42.01	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
X-01(c) Darrara	SN 03.44.01	Issue Five	Amend wording to objective at Amendment Stage	SEA recommendation partially addressed in Final Plan and also incorporates HDA recommendation
O-03 Inchydoney	SN 03.45.01	Issue in relation to provision of access road. Recommendation to include 'in a	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
		sustainable manner' to objective.		
DB-01 Inchydoney	SN 03.45.02	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01(b) Inchydoney	SN 03.45.03	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation partially addressed in Final Plan and also incorporates HDA recommendation
U-02 Inchydoney	SN 03.45.04	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-01 Inchydoney	SN 03.45.05	Issue two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-02 Inchydoney	SN 03.45.06	Issue two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
X-03 Inchydoney	SN 03.45.07	Issue two	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraph 46.3.3 Lisbealad	SN 03.46.01	Revision of development boundary	Omit revision to development boundary	SEA recommendation was not incorporated in Final Plan
Paragraphs 47.3.1, 47.3.2, 47.3.3, 47.3.4 and 47.3.5 Ownahinchy	SN 03.47.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 Ownahinchy	SN 03.47.02	Include wording in relation to protecting the setting and coastline and landscape character of the settlement. The need to improve the coastal strip, protect the environmentally sensitive coastal area and prohibit development on dunes.	Amend wording to objective at Amendment Stage	SEA recommendation partially addressed in Final Plan.

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
X-01 Ownahinchy	SN 03.47.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-02 Ownahinchy	SN 03.47.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-03 Ownahinchy	SN 03.47.05	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-04 Ownahinchy	SN 03.47.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
O-01 Ownahinchy	SN 03.47.07	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
U-01 Ownahinchy	SN 03.47.08	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
U-02 Ownahinchy	SN 03.47.09	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-03 Tragumna	SN 03.49.01	Include wording in relation to protecting the setting and coastline and landscape character of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation included in Final Plan
DB-01 Tragumna	SN 03.49.02	Include wording in relation to protecting the landscape and environmental setting of the settlement	Amend wording to objective at Amendment Stage	SEA recommendation generally addressed in Final Plan and also incorporates HDA recommendation
	SN 03.49.03	Exclude area of development boundary within SAC	Agreed with amendment to remove area of development boundary within SAC	Area of development boundary within SAC removed.
Paragraph 49.3.3	SN 03.49.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out

***Issues identified in the Environmental Report** **Issue One** –The Correlation between Population Targets for the Main Towns and Infrastructure **Issue Two**- impacts on Biodiversity **Issue Three**- Provision for individual dwellings in settlements or small scale development in areas without public infrastructure to provide individual treatment systems. **Issue Four**- References to development being served by private schemes or private group water schemes. **Issue Five**- Inclusion of requirement for screening for SEA and AA as part of preparation of Masterplans, Traffic/Transportation Studies, Other Studies and Land use Plans in the specific objective. **Issue six**- References are made to specific roadways and walkways provision which have not been clarified whether have been subject to SEA or AA assessment. **Issue seven**-References made in open space objectives to landscaping and provision of walkways without any wording relation to protection biodiversity etc. **Issue eight**-Waste Management **Issue nine**-Flooding Objectives **Issue ten**-Water Quality tables **Issue Eleven**- Inclusion of Definition of Sustainable **Issue Twelve**-Tourism

Section 3 - Summary of how submissions and consultations were taken into account:

Introduction

This section details how the submissions and observations made on the Environmental Reports and SEA process have been taken into account during the preparation of the plan.

SEA Scoping Consultations

Public Consultation regarding the local area plans commenced in January 2010 with the publication of the Outline Strategies and public meetings to facilitate consultation. 76 submissions were received on this pre-draft document mainly relating to zoning issues.

A Scoping Report was then prepared by the Planning Policy Unit in August 2010 which identified the key environmental issues that would be addressed appropriately in the Environmental Report and was sent to the statutory Environmental Authorities.

Five submissions on the Scoping Report were received from the Environmental Protection Agency, Shannon River Basin District, Cork City Council, Development Applications Unit, Department of the Environment, Heritage and Local Government, and Department of Communications, Energy and Natural Resources that related to a number of issues and were taken into account in the preparation of the Environmental Report.

Submissions and Observations on the Environmental Report and Draft Plan

The Skibbereen Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22nd November 2010 and was made available to the public until the 12th January 2011. 60 submissions were made during the Draft Plan stage. Most of the submissions received were related to specific issues included in the plan itself rather than on the content of the SEA Environmental Report. The submissions received from the Environmental Protection Agency and the Department of the Environment, Heritage and Local Government related to the Environmental Report and on the SEA process. These submissions related to a number of issues and any changes necessitated as a result of the submissions received were reviewed by the SEA team and recommendations were made accordingly.

The following table outlines submissions which related to matters raised in the Environmental Report and the general environmental assessment received from Statutory Bodies. The Manager's Report on the Draft Plan includes a summary of all submissions received.

Table 3.1 Summary of Submissions on the Draft Local Area Plan received from Statutory Bodies

Name of Submitter	Summary of Submission	How this was taken on board
EPA	<p>A comprehensive submission was received from the EPA relating to a) Integration of environmental considerations in the landuse plans, b) General comments on the EALAP Environmental Report c) General comments on the EALAP and d) Specific comments on the EALAP. The EPA include a number of key recommendations to be included in the local area plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in the EALAP Environmental Report and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	<p>The EPA recommendation informed the SEA Team's recommendations for changes to the Draft Plan which in many cases were incorporated into the Final Plan. Table 2.2 outlines the changes made from the Draft to Final Plan stage</p>
DoEHLG	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage</p>	<p>Many of the recommendations made have been incorporated through amendments to overall and site specific objectives of the plan.</p>

	<p>and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	
OPW	<p>The submission welcomes the approach taken to flooding and recommends a number of changes:</p> <p>Section 1.7.7 - broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. Section 1.7.9 - references to the Draft Indicative Flood Extent Maps should include reference to "three areas of flood risk", including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A.</p> <p>Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals <i>shall / should be</i> accompanied by an FRA.</p> <p>All settlements - Plan should note that "possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even through they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.</p>	<p>The recommendations of OPW are incorporated into the Flood Risk Assessment of the electoral area and into the revised wording of site specific objectives.</p>

The submissions received at Draft Plan stage in relation to or relevant to the SEA process were reviewed and discussed and which informed the SEA recommendations of changes to be made to the Draft Plan. Following on from the assessment of submissions received the SEA Team prepared a series of recommendations which were generally in the form of new objectives or additions to wording of existing objectives or deletions of objectives. Some of the matters raised in the submissions received related to issues which were

dealt with through the Appropriate Assessment process. Many of the SEA recommendations were incorporated into the Final Plan.

In relation to draft plan stage of the LAP, the Manager's Report 20(3) outlines how the submissions were taken into consideration and make recommendations in relation to proposed changes to the draft plan. It was also referred to in this report that some changes as a result of considerations of submissions required 'non material' changes which did not require to be part of the proposed amendment for public consultation. A copy of the Manager's Report is published separately.

Submissions and Observations for the Proposed Amendments

8 submissions were received during the public consultation period of the proposed amendments to the Draft Skibbereen Electoral Area Local Area Plan including two from the Environmental Protection Agency and the Department of the Environment, Heritage and Local Government.

The following table outlines submissions which related to matters raised in the Environmental Report and the general environmental assessment received from Statutory Bodies. The Manager's Report on the Draft Plan includes a summary of all submissions received.

Table 3.2 Summary of Submissions on the Proposed Amendments to the Draft Local Area Plan received from Statutory Bodies

Name of Submitter	Summary of Submission	How this was taken on board
EPA	The submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures set out in the SEA screening be implemented.	Many of the recommendations from the EPA and the SEA process were incorporated into the Final Plan and are outlined in Table 2.2
OPW	With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development. The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement	The recommendations of OPW are incorporated into the Flood Risk Assessment of the electoral area and into the revised wording of site specific objectives.

	rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.	
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In relation to proposed amendments stage of the LAP, the Manager's Report 20(K) outlines how the submissions were taken into consideration and make recommendations in relation to the proposed amendments. Some of the Manager's Report Recommendations incorporate SEA considerations while others recommend to proceed with the change. A copy of the Manager's Report is published separately.

Section 4 - Reasons for choosing the plan as adopted, in light of other reasonable alternatives considered.

Introduction

This Section details the alternatives, which were identified and evaluated for likely environmental and planning effects as part of the SEA process for the LAP.

Selecting the Alternative Plan Options

The alternative scenarios that were proposed in the Local Area Plan for the electoral area were provided in the Environmental Report and the preferred strategy from an environmental perspective was provided. Mitigation measures which attempt to prevent, reduce and as fully as possible offset any significant adverse effects of the environment of implementing the preferred alternative were identified where applicable.

During the preparation process of the draft LAP, 3 Scenarios were proposed. These are outlined in detail in Chapter 8 of the Environmental Report and the LAP's preferred Scenario (i.e. the Scenario that forms the basis of the draft LAP) has been presented.

The Scenarios

The Scenarios considered were set at the electoral area level rather than having Scenarios for every settlement. In this way the cumulative impact of development and population distribution across the electoral area could be assessed. The SEA scenario assessment was based on these alternative growth scenarios and each of the proposed development options were assessed against the EPO's, types of cumulative effects, the cumulative environmental sensitivity map and individual environmental issues that were identified in the environmental baseline (see table 4.1 below).

For the **Skibbereen** Electoral Area, 3 alternative scenarios were identified that could achieve the level of growth targeted for the **Skibbereen** Electoral Area, as set out in the Cork County Development Plan 2009. The scenarios that were considered in the preparation of the Local Area Plan were as follows;

- **Low Urban and High Rural Growth** - this alternative is to focus growth in the key villages, villages and village nuclei, while limiting the level of growth in the urban areas.
- **Urban and Rural Growth** - this alternative is to focus growth in the key villages, villages and village nuclei, while limiting the level of growth in the urban areas.
- **High Urban and Low Rural Growth** – this is the scenario wherein a significant proportion of the target growth is concentrated within the principle urban areas within the electoral area with provision included for relatively modest to low growth in the smaller settlements.

Findings of Scenario Evaluation

From an examination of the above it is considered that **Scenario 1** is the least preferred Scenario from an environmental perspective. **Scenario 2** and **3** propose significant population growth in the main urban settlements but both require a substantial amount of funding and infrastructure to reach their targets. Overall the scenario assessment has found that **Scenario 3** is the preferred Scenario from an environmental perspective but there remains serious concerns over the provision of infrastructure in a timely manner to accommodate the proposed population targets. However **Scenarios 2** is the preferred scenario in the LAP thus mitigation measures were outlined in Chapter 8 and Chapter 10 of the Environmental Report and as stated in Section 2 of this document a number of changes have been made to address these concerns.

Table 4.1 outlines the assessment of the Scenarios

Types of Cumulative Effects		
Cumulative Effects	Affected Receptor	Causes
Habitat fragmentation	Biodiversity	Use of land for flood management, transport infrastructure and industrial development. Zoning of Greenfield lands
Climate Change	Air and Climate	Greenhouse gas emissions from industrial development and increases in traffic volumes
Loss of tranquillity	Population and Human Health	Industrial development and increases in traffic volumes
Deterioration in drinking water quality	Population and Human Health	Inappropriate wastewater treatment and inappropriate drinking water treatment
Deterioration in water quality	Water	Inappropriate wastewater treatment
Loss of agricultural lands	Soils and Geology	Zoning of Greenfield lands
Loss of natural landscape features	Landscape	Zoning of Greenfield lands. Road infrastructure

Comparison of Alternatives - Cumulative Effects

LAP Objective	Possible Cumulative Effects							
	Habitat fragmentation	Climate Change	Loss of tranquillity	Deterioration in drinking water quality	Deterioration in water quality	Loss of agricultural lands	Loss of natural landscape features	COMMENTS
Option 1	-	-	-	-	-	-	-	Most likely to have significant cumulative effects
Option 2	-	?	-	-	-	-	-	
Option 3	+	+	0	?	?	+	+	Least likely to have significant cumulative effects

Key:

+ likely to have no significant effect - likely to have a negative effect 0 neutral ? uncertain

Mitigation Measures

Mitigation measures were provided under the following headings; Infrastructure, Biodiversity, Air and Climate, Water Resources and Waste Management. Recommendations were also made on the proposed 'Settlement Hierarchy' in the LAP. From an examination of the cumulative sensitivity map (see environmental baseline in the Environmental Report for background) it was clear that a number of smaller settlements are located in highly vulnerable lands. As a mitigation measure it was recommended that smaller settlements in highly vulnerable lands which do not possess adequate public wastewater and water infrastructure would be allocated minimal or no population growth. In the case of smaller settlements at the bottom scale of the settlements hierarchy (i.e. Village Nuclei and Other Locations) which are located in highly vulnerable lands and do not possess any adequate public wastewater and water infrastructure and where it is not envisaged that infrastructure will be provided during the Plan period, it was recommended that they should be deleted from the settlements hierarchy. It was considered that this would help make the LAP consistent with objective *INF 5-6 Water Supplies & Wastewater Disposal* of the County Development Plan 2009.

Section 5 - Monitoring Measures:

Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify, at an early stage, unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring can also be used to analyse whether the LAP is achieving its Environmental Protection Objectives and targets, whether such objectives need to be re-examined and whether the proposed mitigation measures are being implemented.

Cork County Council is thus required to monitor the significant environmental effects arising from the implementation of the LAP. This SEA statement identifies the final proposals for monitoring the LAP (see tables on EPOs & monitoring targets and indicators below). These EPOs, monitoring targets and indicators have been revised/updated based on submissions received, issues raised in AA and from consultation with internal sections of the Council. The primary purpose of monitoring is to cross check significant environmental impacts which arise during the implementation stage against those predicted during the plans preparation stage.

Monitoring Methodology:

Indicators and Targets

The monitoring proposals are based around the indicators which were chosen earlier in the process but which now have been refined. These indicators allow quantitative measures of trends and progress over time relating to the Environmental Protection Objectives used in the evaluation. Focus will be given to indicators that are relevant to the likely significant environmental effects of implementing the LAP and existing monitoring arrangements will be used in order to monitor the selected indicators. Each indicator to be monitored is accompanied by targets derived from the relevant legislation and from the advice of bodies consulted.

Monitoring Process:

The monitoring process assesses the progress of environmental components of the Plan and environmental targets through monitoring indicators.

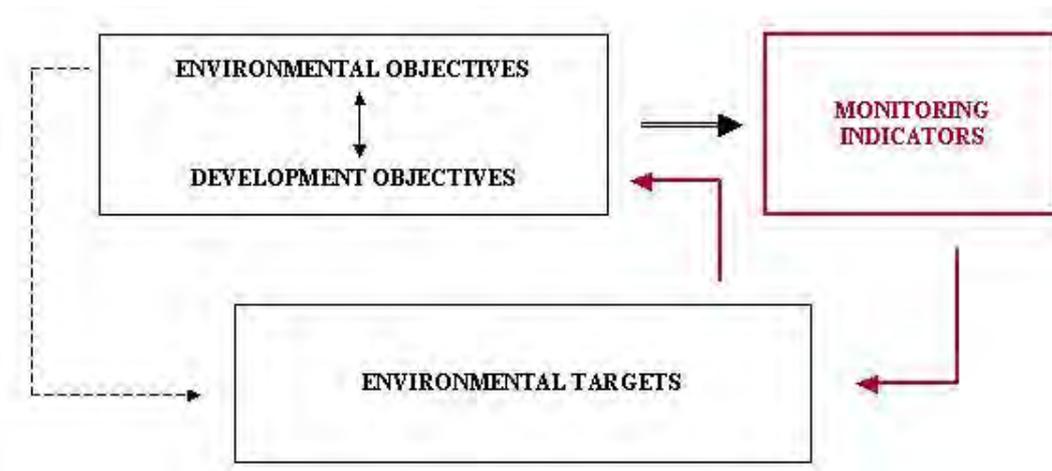


Figure 2

The emphasis in the monitoring of objectives and targets is on those monitoring indicators which are available within Cork County Council.

A dependence on external information may be required in certain areas, however it is difficult to ascertain if this information will become frequently and readily available during the monitoring period. This reality is reflected in the matrix that follows relating to the monitoring indicators.

The monitoring process system can be split into several following stages:

- Collection of data (acquisition)
- Processing the data (analysis of collected data)
- Evaluation and interpretation
- Consideration of consequences (review of Plan policies)

A Geographical Information System (GIS) based monitoring system could be used to monitor and assess the implementation of the plan.

Table 5.1 EPO's, MONITORING TARGETS AND INDICATORS

<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
B1	Avoid significant adverse impacts (direct, cumulative and indirect) arising from the implementation of this Plan and also protecting the integrity of Protected Sites.	No significant adverse impacts, (direct, cumulative and indirect impacts), to relevant habitats, species or their sustaining resources arising from the implementation of this plan and a provision of adequate and appropriate buffer zones.	Buffer zones provided in relation development proposed as per Objectives: Courtmacsherry U-01, Timoleague B-01 and U-01 and Inchydoney X-03 Refer to the monitoring protocols of the AA process.	PPU, National Parks and Wildlife Service.	Potentially available within Cork County Council
B2	Protect habitats and species of biodiversity value where these occur outside designated sites.	No net loss of biodiversity through the implementation of this plan.	Number of new developments arising from the implementation of this plan which include SUDS and discharge within, adjacent to or upstream from Natura 2000 sites with water dependant habitats or species. Number of new water abstractions and increases in water abstractions within or upstream from Natura 2000 sites with water dependant habitats or species. Number of wastewater treatments plants	PPU which will be dependent on the development of a monitoring system and the establishment of existing baselines, National Parks and Wildlife Service.	Potentially available within Cork County Council

			which are operating at over capacity and discharge within or upstream from Natura 2000 sites with water dependant habitats or species.		
<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
S1	To maximise the sustainable re-use of Brownfield lands and the existing built environment, rather than developing Greenfield lands while also protecting agriculturally productive lands.	<p>The ratio of urban housing should not be less than rural housing.</p> <p>Identification of Brownfield lands within the electoral area and the preparation of planning briefs for these lands during the lifetime of the plan</p>	<p>Ratio of urban housing to rural housing during the Plan lifetime (i.e. Ratio of dwellings permitted inside the development boundaries of settlements to dwellings permitted outside the development boundary).</p> <p>Ratio of dwellings permitted inside the development boundaries of Main Towns to dwellings permitted in the Greenbelts of the Main Towns.</p> <p>Number of planning briefs for Brownfield lands prepared during the LAP lifetime</p>	Cork County Council	Potentially available within Cork County Council

<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
W1	Improve water quality to comply with the standards of the Water Framework Directive	Improvement or at least no deterioration in water quality in rivers, lakes and groundwater.	Achievement of the Status Objectives of the River Basin Management Plans; % increase or decrease in numbers of water bodies at good status compared with the baselines of 2011. % of municipal wastewater discharges achieving secondary and tertiary treatment in the electoral area. Q values recorded downstream from existing wastewater treatment plants.	Water Framework Directive: RBD's, EPA, Cork County Council	Dependent on external information. Some information potentially available within Cork County Council
	To manage zones vulnerable to flooding in a sustainable manner	Avoid development in areas at risk of flooding, particularly floodplains identified in the Local Area Plan, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere	Annual costs of damage related to flood events. Amount of new developments permitted within flood plains;	OPW, Cork County Council	Dependent on external information. Some information potentially available within Cork County Council

W2	Protect and improve the status of coastal waters, including enhancing the status of all bathing waters in the electoral area, and the marine environment while taking into account the Action Measures of the Pollution Reduction Programmes of Shellfish Waters	Improve water quality in coastal and transitional waters	Achievement of the coastal and transitional waters status objectives of the Transitional & Coastal Waters Action Programmes and RBD's. % of municipal wastewater discharges achieving secondary and tertiary treatment in the electoral area. Number of Blue Flag Beaches in the electoral area	Water Framework Directive: SWRBD, EPA, Cork County Council	Dependent on external information. Some information potentially available within Cork County Council
EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
A1	Maintain and where possible improve air quality standards through the reduction of emissions through the promotion of sustainable commuting	To remain within good air quality standards	Air quality monitoring standards within the County.	EPA	Dependent on external information
		To increase the number of sustainable cycle friendly measures in the electoral area within the lifetime of the Plan.	Number of cycle friendly measures provided in the electoral area within the lifetime of the Plan.	Cork County Council	Potentially available within Cork County Council
		To increase the number of sustainable walking routes within settlements in the electoral area within the lifetime of the Plan.	Number of walking route provided and constructed within settlements in the electoral area within the lifetime of the Plan.	Cork County Council	Potentially available within Cork County Council

A2	Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns;	Increase modal shift to public transport and Reduction in journey to work (time/distance)	Journey to work times; % of commuters using public transport; % of commuters cycling to work; % of commuters walking to work;	CSO	Dependent on external information
EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
PH1	Ensure that adequate wastewater infrastructure is in place and promote the sustainable development of new infrastructure	Settlements especially main towns, key villages and villages to be adequately served by a public waste water treatment plant over the lifetime of the LAP.	Number of Wastewater Discharge Licences and Certs granted by EPA for wastewater treatment plants. Number of wastewater treatment plants which are in compliance or are in breach of Wastewater Discharge Licences and Certs. % of settlements in electoral area which have an appropriate and sustainable municipal wastewater treatment system that is operating in a sustainable manner and is not operating at capacity or over capacity.	EPA, Engineering Section of Cork County Council	Dependent on external information. Some information available within Cork County Council

PH2	To maintain and improve the quality of drinking water supplies to comply with regulations and to reduce leakages in existing drinking water infrastructure.	To maintain and improve drinking water quality in the LAP to comply with the requirements of the European Communities (Drinking Water) Regulations and to reduce leakage in existing infrastructure.	Number of occurrences in the EPA's Remedial Action List (RALs) over the lifetime of the LAP. % leakage in existing drinking water infrastructure.	EPA, Environmental Section of Cork County Council	Dependent on external information. Some information available within Cork County Council
EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
CH1	Promote the protection and conservation of the cultural heritage including Gaeltachtaí, architectural and archaeological heritage;	To maintain the number of Architectural Conservation Areas (ACAs) and structures under the Record of Protected Structures (RPS). To maintain and/or increase the extent of existing Architectural Conservation Areas (ACAs) To increase the number of Architectural Conservation Areas (ACAs) in the electoral area and to extend the Record of Protected Structures (RPS). To maintain the archaeological monuments and their setting of identified in the	Number of ACAs and Protected Structures added to the County Development Plan or LAPs. Area and extent of existing Architectural Conservation Areas (ACAs). % of villages that have design statements in the Electoral Area The number of monuments on the Sites and Monuments Record (SMR) and the Record of Monuments (RMP) and their Zones of Archaeological Potentials impacted by development granted planning permission.	Heritage Department of Cork County Council. The Archaeological Survey of Ireland's data base; Heritage Unit Cork County Council	Potentially available within Cork County Council

		Sites and Monuments Record (SMR) and the Record of Monuments (RMP).			
EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
L1	Protect natural and historic landscapes and features within them in a sustainable manner	Maintain clear urban/rural distinctions To achieve a higher ratio of residential development in settlements compared to residential development in areas outside settlement development boundaries	Ratio of urban housing to rural housing during the Plan lifetime (i.e. Ratio of dwellings permitted inside the development boundaries of settlements to dwellings permitted outside the development boundary).	Cork County Council	Potentially available within Cork County Council
		Enhance provision of, and access to, green space within the development boundary of	Number of passive and active recreational uses (including sporting facilities) that have been provided and	Cork County Council	Potentially available within Cork County Council

		Main Towns in the Electoral Area.	made available to public within the development boundary of Main Towns in the Electoral Area over the lifetime of the Plan.		
M1	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices	To promote sustainable waste management infrastructure and practices by increasing the number of bring banks, civic amenity facilities and other recycling and waste reduction facilities provided in the electoral area during the lifetime of the Plan.	The number of bring banks, civic amenity facilities and other recycling and waste reduction facilities provided in the electoral area during the lifetime of the Plan. % landfill waste % of waste recycled % diversion of biodegradable waste from landfill	Environmental Section of Cork County Council	Potentially available within Cork County Council

Appendix One

SEA Screening of the Proposed Amendments

Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	<u>Potential Conflict with status of EPOs</u>	Uncertain interaction with status of EPOs	Conclusion
SN 01.01.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 01.01.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 01.01.09			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	Conclusion
SN 01.01.10	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
SN 01.01.11	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
SN 01.01.12			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
SN 02.02.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 02.02.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 02.02.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 02.02.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 02.02.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 02.02.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	<u>Potential Conflict with status of EPOs</u>	Uncertain interaction with status of EPOs	Conclusion
SN 03.01.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1				Screened Out

	M1 W2				
SN 03.01.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.01.10			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
SN 03.02.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	<u>Potential Conflict with status of EPOs</u>	Uncertain interaction with status of EPOs	Conclusion
SN 03.02.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.02.05			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
SN 03.02.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.10	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.02.11	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	<u>No likely interaction with status of</u>	Likely to improve status of	<u>Potential Conflict with</u>	Uncertain interaction with status of	Conclusion

	EPOs	EPOs	status of EPOs	EPOs	
SN 03.03.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.03.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.05.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	No likely interaction with status of EPOs	Likely to improve status of EPOs	Potential Conflict with status of EPOs	Uncertain interaction with status of EPOs	Conclusion
SN 03.05.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.05.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.06.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.06.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1				Screened Out

	M1 W2				
SN 03.06.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.08.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.08.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.09.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	No likely interaction with status of EPOs	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	Conclusion
SN 03.09.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.09.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.09.04			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
SN 03.09.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.09.06	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
SN 03.10.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.10.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.10.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.10.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.12.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	No likely interaction with status of EPOs	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	Conclusion
SN 03.12.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.12.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.12.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.13.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.11.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	<u>No likely interaction with status of</u>	Likely to improve status of	Potential <u>Conflict</u> with	Uncertain interaction with status of	Conclusion

	EPOs	EPOs	status of EPOs	EPOs	
SN 03.20.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.21.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.24.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.27.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.29.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.29.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.29.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.31.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.32.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.34.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.36.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	No likely interaction with status of EPOs	Likely to improve status of EPOs	Potential Conflict with status of EPOs	Uncertain interaction with status of EPOs	Conclusion
SN 03.39.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.39.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.39.03	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
SN 03.40.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.42.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.44.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.45.01			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental

					effects identified
SN 03.45.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.45.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.45.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.45.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	<u>Potential Conflict with status of EPOs</u>	Uncertain interaction with status of EPOs	Conclusion
SN 03.45.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.45.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.46.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
SN 03.47.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.47.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.47.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.47.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.47.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.47.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.47.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.47.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	<u>Potential Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	Conclusion
SN 03.47.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.49.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SN 03.49.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.49.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
SN 03.49.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

Mitigation Measures

There are a number of concerns regarding the following amendment reference numbers:

SN 01.01.09, SN 01.01.10, SN 01.01.11, SN 01.01.12. It is considered that these proposals would lead to

- a) further urban generated housing,
- b) result in unsustainable travelling patterns,
- b) proliferation of one off housing and individual treatment systems and consequential impacts on water quality
- c) reduction in agricultural productive soil,
- d) reduction in area included in the greenbelt

Mitigation Measure: omit amendments SN 01.01.09, SN 01.01.10, SN 01.01.11, SN 01.01.12

There are concerns regarding the amendment reference number: **SN 03.01.10** due to its location in close proximity to Natura 2000 sites. It is also unclear what the provision of an Eco-Park entails.

Mitigation Measure: omit amendment SN 03.01.10

There are concerns regarding amendment reference number: **SN 03.02.05** due to the change in zoning from open space to residential.

Mitigation Measure: omit amendment SN 03.02.05

There are concerns regarding amendment reference number: **SN 03.09.04** due to the reduction of the open space zoning.

Mitigation Measure: omit amendment SN 03.09.04

There are a number of concerns regarding the following amendment reference numbers:

SN 03.39.03, SN 03.46.01. Significant environmental impacts are likely due to:

- a) Concerns over wastewater facilities to deal with additional discharges arising from any future development of these areas
- b) possible negative impacts on water quality resulting from additional wastewater discharges,
- c) may lead to urban sprawl rather than consolidation of the settlement
- d) reduction in agricultural productive soil.

Mitigation Measure: omit amendments SN 03.39.03, SN 03.46.01

There are concerns regarding amendment reference number: **SN 03.45.01** due to the provision of an access road.

Mitigation Measure: add "in a sustainable manner" to the end of the proposed text.

Colour pages
to be agreed with printer

Colour pages
to be agreed with printer

Skibbereen Electoral Area Local Area Plan

Strategic Flood Risk Assessment

Final Report

August 2011

Document Verification

Page 1 of 1

Job Title: Skibbereen Electoral Area Local Area Plan Strategic Flood Risk Assessment						
Document Title: Skibbereen Electoral Area Local Area Plan Strategic Flood Risk Assessment.						
Document Ref: Strategic Flood Risk Assessment.						
Revision	Date	Filename: Skibbereen Flood Risk Assessment final version				
		Description: This report the process involved in assessing the lands zoned within the Skibbereen Electoral Area for potential flood risk.				
			Prepared by	Drawn by	Checked by	Approved by
1.0	03/11/11	<i>Name</i>	TT	N/A	AH	AH

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Section 1 Introduction

1.1 Scope and Objectives

- 1.1.1 As part of the review of its Electoral Area Local Area Plans and in order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, "The Planning System and Flood Risk Management" (2009), Cork County Council undertook a county wide Strategic Flood Risk Assessment. This assessment provides a broad assessment of flood risk within the county and has informed strategic land-use planning decisions within the local area plan process.
- 1.1.2 The assessment provides for an improved understanding of flood risk issues within the County and provides includes a series of flood extent maps covering the main settlements. The maps identify the extent of floodplains that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.
- 1.1.3 This report sets out how the Flood Risk Assessment was undertaken, as well as how its findings were addressed and integrated into the Skibbereen Local Area Plan. The report should be read in conjunction with the Skibbereen Local Area Plan and the associated maps. The Electoral Area Map, on page (iii) of the Local Area Plan, identifies the specific areas covered by the Flood Risk Assessment.

1.2 Report Structure

- 1.2.1 Section 2 of this report provides a brief introduction to the Skibbereen Electoral Area, identifying the settlement hierarchy and the key population and household growth targets for the respective categories of settlement with the settlement hierarchy.
- 1.2.2 Section 3 examines the main sources of flood risk within the electoral area and recent flood events.
- 1.2.3 Section 4 will examine how the issue of managing flood risk was addressed in the review of the Skibbereen Local Area Plan and outlines the main provisions of the adopted strategy.
- 1.2.4 Section 5 will set out what this assessment has achieved in terms of managing the adverse effects of flooding within the Skibbereen Electoral Area. It will also identify how the flood risk management strategy identified in the local area plan should be reviewed and monitored over the lifetime of the plan.

1.3 The Planning System and Flood Risk

- 1.3.1 'The Planning System and Flood Risk Management: Guidelines for Planning Authorities', published in November 2009, describe flooding as a natural process that can occur at any time and in a wide variety of locations. Flooding can often be beneficial and many habitats rely on periodic inundation. However, when flooding interacts with human development, it can threaten people, their property and the environment. Flooding may be from rivers, the sea, groundwater, sewers or overland flow caused by intense or prolonged periods of rainfall. The frequency and severity of flooding is likely to increase in the future, due to the effects of climate change.
- 1.3.2 The Guidelines describe good flood risk practice in planning and development management and seek to integrate flood risk management into the planning process, thereby assisting in the delivery of sustainable development. Planning authorities are directed to have regard to the guidelines in the preparation of Development Plans and Local Area Plans, and for development control purposes. For this to be achieved, flood risk must be assessed as early as possible in the planning process.
- 1.3.3 Paragraph 1.6 of the Guidelines states that the core objectives are to:
- Avoid inappropriate development in areas at risk of flooding;
 - Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
 - Ensure effective management of residual risks for development permitted in floodplains;
 - Avoid unnecessary restriction of national, regional or local economic and social growth;
 - Improve the understanding of flood risk among relevant stakeholders; and
 - Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management".
- 1.3.4 The guidelines aim to facilitate 'the transparent consideration of flood risk at all levels of the planning process, ensuring a consistency of approach throughout the country. The guidelines work on a number of key principles, including:
- Adopting a staged and hierarchical approach to the assessment of flood risk;
 - Adopting a sequential approach to the management of flood risk, based on the frequency of flooding (identified through Flood Zones) and the vulnerability of the proposed land use.

1.4 Definition of Flood Risk

- 1.4.1 Prior to discussing the management of flood risk, it is helpful to understand what is meant by the term. It is also important to define the components of flood risk in order to apply the principles of the Guidelines in a consistent manner.
- 1.4.2 Flood risk is generally accepted to be a combination of the likelihood of flooding and the potential consequences arising, and is normally expressed in terms of the following relationship:

Flood Risk = Probability of flooding x Consequences of flooding

- 1.4.3 Likelihood of flooding is normally defined as the percentage probability of a flood of a given severity occurring in any given year. For example, a 1% probability indicates the severity of a flood that is expected to be exceeded on average once in 100 years, i.e. it has a 1 in 100 chance of occurring in any given year.
- 1.4.4 In the Local Area Plan, flood risks are defined in relation to the following zones;
- o **Flood Zone A:** where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);
 - o **Flood Zone B:** where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding or between 0.1% or 1 in 1000 and 0.5% or 1 in 200 for coastal flooding);
 - o Elsewhere, sometimes referred to as **Zone C**, the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). This zone covers all areas of the plan which are not in zones A or B.
- 1.4.5 Consequences of flooding depend on the hazards caused by flooding (depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of receptors (type of development, nature, e.g. age-structure, of the population, presence and reliability of mitigation measures etc).
- 1.4.6 The 'Planning System and Flood Risk Management' provides three vulnerability categories, based on the type of development, which are detailed in table 3.1 of the Guidelines, and are summarised as:
- Highly vulnerable, including residential properties, essential infrastructure and emergency service facilities;
 - Less vulnerable, such as retail and commercial and local transport infrastructure;
 - Water compatible, including open space, outdoor recreation and essential facilities, such as changing rooms.

- **8 Other Locations** comprising Ballinglanna, Darkwood, Darrara Rural Model Village, Inchydoney, Lisbealad, Ownahinchy, Poundlick and Tragumna.

2.2 Population and Household Growth

- 2.2.1 The table below shows a population growth target of 5,689 (a 15% increase) for Skibbereen Electoral Area to 2020. The focus for population growth will be the main settlements of Clonakilty, Dunmanway and Skibbereen. Clonakilty has an additional population growth target of 3,064 persons up to 2020, which is approximately 54% of the overall growth envisaged for the Electoral Area.
- 2.2.2 By 2020, if these population targets are achieved 32% of the population of the electoral area will reside within the towns and 68% within the villages and rural areas, which reflects the general policies of the North and West Cork Strategic Plan and the Cork County Development Plan, 2009, in order to achieve sustainable settlement patterns.
- 2.2.3 Clonakilty has a growth target of an additional 74%, focusing on accelerated growth within the town up to 2020. Population targets for Dunmanway equate to a 30% increase and for Skibbereen approximately 30%. Growth in the villages and rural areas will be consolidated with a 6% increase envisaged over a 14-year period.

Table 2.1 Population Target in Skibbereen Electoral Area 2006-2020			
Settlement Hierarchy Skibbereen Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Clonakilty	4,154	3,064	7,218
Dunmanway	1,522	454	1,976
Skibbereen	2,338	697	3,035
Villages and Rural	24,725	1,474	26,199
Total Population	32,739	5,689	38,428

- 2.2.4 Table 2.2 outlines the corresponding households based on the above population targets to 2020 and also gives an indication as to the overall requirement of new dwellings in the electoral area as a whole. It is assumed that average household size will continue to fall in line with EU trends and a generous allowance has been made for vacancies in order to accommodate the target population up to 6,002 new dwellings could be required for the period 2006-2020.

Table 2.2 Households Target in Skibbereen Electoral Area

2006-2020			
Settlement Hierarchy Skibbereen Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Clonakilty	1,463	1,570	3,033
Dunmanway	536	294	830
Skibbereen	823	452	1,275
Villages and Rural	8,503	2,301	10,804
Total Households	11,325	4,617	15,942
New Dwellings Required			6,002

2.2.5 In reviewing the Skibbereen Local Area Plan a detailed assessment of villages was completed which indicated that many villages and smaller settlements could not, for a variety of reasons, accommodate large numbers of dwellings. The Strategy adopted therefore makes provision for relatively modest growth in the village network. To compensate, increased provision has been made for additional growth in the towns, where infrastructure is more readily available or can more be provided in a more sustainable manner and the extra housing can be more readily assimilated.

2.3 Environment and Heritage

2.3.1 European and National legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas. The list of protected sites is contained in the County Development Plan 2009 and shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan. Designated sites in the Skibbereen Electoral Area are detailed in the table 2.3 below.

Code	Description	Natura 2000 Site
pNHA 1035	Bandon Valley South of Dunmanway	No
pNHA 1037	Bateman's Lough	No
pNHA 1075	Rosscarberry Estuary	No
pNHA 1077	Seven Heads & Dunworly Bay	No
pNHA 1044	Cloonties Lough	No
pNHA 1052	Gallanes Lough	No
pNHA / SAC 1070	Myross Wood	YES
pNHA / SAC 0097	Lough Hyne Nature Reserve	YES
SAC 1230	Copurtmacsherry Estuary	YES

SAC 4030	Kilkerran Lake / Castlefreke	YES
SAC 1547	Castletownshend	YES
SAC / SPA 4081	Clonakilty Bay	YES
SAC 2171	Bandon River	YES
SPA 4190	Galley Head to Duneen Point	YES
SPA 4191	Seven Heads	YES
SPA 4156	Sheeps Head to Toe Heads	YES
pNHA / SAC 0101	Roaringwater Bay & Islands	YES
SPA 4219	Courtmacsherry Bay	YES

2.3.2 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 the important geological features within the County with the intention of maintaining their possible conservation value.

2.3.3 In terms of built heritage, there are numerous recorded monuments and protected structures throughout the electoral area and these are detailed in the County Development Plan 2009.

2.4 Infrastructure

2.4.1 There are significant infrastructural deficiencies within the electoral area in terms of waste water treatment and water supply services that will need to be addressed over the lifetime of the local area plan if the growth targets for the electoral area are to be achieved. Particular infrastructural improvements will include upgrading of waste water treatment plant facilities and the rolling out of water conservation measures across the Electoral Area.

2.4.2 The N71 connects Clonakilty and Skibbereen with Cork City and Bantry town. The County Development Plan identifies the upgrade of the N71 as a priority and seeks the support of the National Roads Authority in the implementation of this project.

Section 3 Flood Risk in Skibbereen

3.1 Flooding Data

3.2.1 In order to provide information about possible flood risks, the County Council, in close association with the OPW, compiled a series of indicative maps showing areas that could be at risk from flooding. To facilitate the preparation of the Skibbereen Local Area Plan, the maps concentrated on the areas close to recognised settlements. The information about flood risks that has been used in the preparation of this plan has been collated from a number of sources including:

- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information available on this site has not been included for technical reasons.
- 'Flood Hazard Mapping' for fluvial and tidal areas commissioned by Cork County Council from JBA Consulting. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.

3.2.2 In line with advice from the OPW, the County Council has amalgamated the information from these sources into a single 'Indicative Flood Extent Map' for the settlements of this electoral area. The map has been used as the basis for the flood risk assessment of this plan and extracts from it appear on the various maps prepared for the settlements of this electoral area.

3.2 Sources of Flooding

2.2.1 This SFRA has primarily reviewed flood risk from fluvial and coastal sources. Other flood risks from pluvial and groundwater sources or from It also considered flooding from drainage systems, reservoirs and canals and other artificial or man-made systems have not been considered in detail in this study and risks must be individually assessed at the project stage.

2.2.2 This approach has been adopted for two main reasons. Firstly, the review of flooding in the Skibbereen Electoral Area shows rivers and coastal flooding to be the most common source of damage. It is these sources of flooding that have been taken account of in the Local Area Plan process. Other sources of flooding are considered to present a lesser risk in this Electoral Area but should be considered at the planning application stage. Secondly, Flood Zones in the 'Planning System and Flood Risk Management' are defined on the basis of fluvial, and where appropriate, tidal flood risk. In addition, the SFRA should be based on readily derivable information, and records and indicators for fluvial flood risk are generally more abundant than for other sources of flooding.

3.3 Fluvial Flooding

- 3.4.1 Flooding of watercourses is associated with the exceedance of channel capacity during higher flows. The process of flooding on watercourses depends on a number of characteristics associated with the catchment including; geographical location and variation in rainfall, steepness of the channel and surrounding floodplain and infiltration and rate of runoff associated with urban and rural catchments. Generally there are two main types of catchments; large and relatively flat or small and steep, the two giving two very different responses during large rainfall events.
- 3.4.2 In a large, relatively flat catchment, flood levels will rise slowly and natural floodplains may remain flooded for several days, acting as the natural regulator of the flow. In small, steep catchments, local intense rainfall can result in the rapid onset of deep and fast-flowing flooding with little warning. Such "flash" flooding, which may only last a few hours, can cause considerable damage and possible threat to life.
- 3.4.3 The form of the floodplain, either natural or urbanised, can influence flooding along watercourses. The location of buildings and roads can significantly influence flood depths and velocities by altering flow directions and reducing the volume of storage within the floodplain. Critical structures such as bridge and culverts can also significantly reduce capacity creating pinch points within the floodplain. These structures are also vulnerable to blockage by natural debris within the channel or by fly tipping and waste.
- 3.4.4 Rivers are the primary cause of flooding in the Skibbereen Electoral Area; with flood events attributed to fluvial sources ranging from the major rivers, including the River Bandon, the Ilen River, the Argideen and the Fealge River, to the smaller tributaries, drains and natural lakes.

Rivers in the Skibbereen Electoral Area.

- 3.4.5 There are a number of rivers which flow through settlements in the electoral area which include; Bandon River (Dunmanway, Balllineen / Enniskeane), Ilen River (Skibbereen), Feagle River (Clonakilty), Argideen River, Owenkeagh River, Roury and Ruagagh River.
- 3.4.6 The Bandon River forms to the north of Dunmanway and flows to the east of Dunmanway and its course continues to the south of Balllineen / Enniskeane and to Bandon Town. The River represents a significant flood risk to parts of these settlements in addition to the wider rural area and river floodplain.
- 3.4.7 The Ilen River which forms to the north of Skibbereen and through a series of tributaries which include the Ruagagh and Saivnose flows south to Skibbereen town. The River represents a significant flood risk to parts of Skibbereen town centre.

3.4.8 The Feagle River which forms to the west of Clonakilty Town flows on an eastward path through the town and on to Clonakilty Bay. The River represents a significant flood risk to parts of Clonakilty town centre.

3.4 Coastal Flooding

3.4.1 Coastal flooding, which is caused by higher sea level than normal, largely as a result of storm surge, resulting in the sea overflowing onto the land. Coastal flooding is influenced by the following three factors;

- High tide level,
- Storm surges caused by high winds,
- Wave action, which is dependant upon wind speed and direction, local topography and exposure.

3.4.2 In the Skibbereen Electoral Area, the areas of Clonakilty, Baltimore, Courtmacsherry, Timoleague, Roscarberry, Union Hall, Inchydoney and Ownahinchy are susceptible to tidal flooding.

3.5 Other Sources of Flooding

3.4.9 Other sources of flooding including pluvial, ground water, drainage systems and reservoirs are detailed below. Risks from these sources have not specifically addressed in the Flood Risk Assessment undertaken for the Skibbereen Electoral Area and need to be assessed at the planning application stage.

- **Pluvial Flooding** of land from surface water runoff is usually caused by intense rainfall that may only last a few hours. The resulting water follows natural valley lines, creating flow paths along roads and through and around developments and ponding in low spots, which often coincide with fluvial floodplains in low lying areas.
- **Groundwater Flooding** is caused by the emergence of water originating from underground, and is particularly common in karstic landscapes. This can emerge from either point or diffuse locations. The occurrence of groundwater flooding is usually very local and unlike flooding from rivers and the sea, does not generally pose a significant risk to life due to the slow rate at which the water level rises. However, groundwater flooding can cause significant damage to property, especial in urban areas and pose further risks to the environment and ground stability. Flooding of this type is not considered a potential risk in the Skibbereen Electoral Area.
- **Flooding from Drainage Systems** occurs when flow entering a system, such as an urban storm water drainage system, exceeds its discharge capacity, it becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Flooding in certain urban areas can also be attributed to sewers. Sewers have a finite capacity which, during certain load conditions, will be exceeded. Sewer

flooding problems will often be associated with regularly occurring storm events during which sewers and associated infrastructure can become blocked or fail. This problem is exacerbated in areas with under-capacity systems. In the larger events that are less frequent but have a higher consequence, surface water will exceed the sewer system and flow across the surface of the land, often following the same flow paths and ponding in the same areas as overland flow.

- **Foul sewers and surface water drainage systems** are spread extensively across the urban areas with various interconnected systems discharging to treatment works and into local watercourses. There are limited records of flooding from drainage systems in the Skibbereen Electoral Area.
- **Flooding from Reservoirs, Lakes and other Artificial Sources** can be a major source of flood risk, as demonstrated in the 2009 flooding, when waters released from the Inniscarra dam flooded significant sections of Cork City.

Section 4 Addressing Flood Risk in the Skibbereen LAP

4.1 Introduction

4.1.1 This section details the approach to Flood Risk Management adopted in the Skibbereen Electoral Area Local Area Plan.

4.2 Flood Risk Management Strategy

4.2.1 In preparing its Local Area Plan strategy for the management of flood risks, the Council has had regard to its obligations under the Guidelines and has conferred with officials of the OPW, the lead agency for flood risk management in Ireland, in completing the county wide assessment of flood risks and in formulating the strategy which has informed the preparation the Local Area Plan.

4.2.2 The majority of towns, villages and smaller settlements within the electoral area have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas, flooding can periodically occur following unusual weather or tidal events.

4.2.3 The approach adopted has generally been to

- Include 'Indicative Flood Extent Maps' to Identify the areas within settlements which are at risk of flooding;
- Avoid development in areas at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

4.2.4 In response to local circumstances, particularly where there may be some uncertainties in relation to flood risk data or where land has been zoned in a previous plan or planning permission has already been granted, the approach has been modified and lands have been zoned for development with a requirement that a detailed site specific flood risk assessment be carried out at the project stage. This is explained in more detail below.

4.3 Indicative Flood Extent Maps / Flood Zones A & B

4.3.1 Completion of the county wide flood risk assessment has provided information in relation to the areas at risk of flooding within the settlements and this has been included within the Local Area Plan in the form of 'Indicative Flood Extent Maps' which provide information on three main areas of flood risk:

- Zone A – High probability of flooding. Most areas of the County that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in major urban

or town centres, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.

- Zone B - Moderate probability of flooding. In most parts of the County this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.
- Elsewhere (referred to in the Guidelines as Flood Zone C) – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

4.3.2 The inclusion of Indicative Flood Extent maps for the settlements of the electoral area is the first step in managing flood risk in the future. The maps are indicative in nature and are intended to primarily function as a screening tool. The areas at risk may be more or less extensive in practice than indicated in the flood mapping. The mapping will be refined where possible over time as more detailed flood risk assessments are completed by the OPW. The maps do not take into account flood defences or manmade structures such as bridges, weirs or culverts. This is accordance with the requirements of the Guidelines which specify an undefended assessment of risk.

4.3.3 Flood risk to each settlement has been appraised based on the Flood Zones which cross the settlement boundary, and is summarised in Table 4.1. Where settlements are identified as being wholly outside Flood Zone A or B, no further review of fluvial flood risk is required. Where some of the settlement is within either Flood Zone A or B, the need for a further review of flood risk, and the specific zoning objectives, is required.

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal within Development Boundary	Summary of Provisions of Local Area Plan
Main Settlements		

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal within Development Boundary	Summary of Provisions of Local Area Plan
Clonakilty (Environs)	No	Proceed as zoned in the Local Area Plan
Dunmanway	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Skibbereen	Yes	
Key Villages		
Ballineen/Enniskeane	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Baltimore	Yes	
Courtmacsherry	Yes	
Drimoleague	Yes	
Leap	Yes	
Rosscarberry	Yes	
Timoleague	Yes	
Union Hall	Yes	
West Cork Island Communities		
Oileán Chléire	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Sherkin Island	Yes	
Villages		

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal within Development Boundary	Summary of Provisions of Local Area Plan
Ardfield Village	No	Proceed as zoned in the Local Area Plan
Ballynacarriga	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Ballinascarthy	Yes	
Ballingurteen	Yes	
Butlerstown	No	Proceed as zoned in the Local Area Plan
Cappeen	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Castletownkenneigh	No	Proceed as zoned in the Local Area Plan
Castletownshend	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Clogagh	No	Proceed as zoned in the Local Area Plan
Drinagh	No	

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal within Development Boundary	Summary of Provisions of Local Area Plan
Glandore	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Kilmichael	Yes	
Lissavard	No	Proceed as zoned in the Local Area Plan
Rathbarr (Castlefreke)	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Reenascreena	No	Proceed as zoned in the Local Area Plan
Ring	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Rossmore	No	Proceed as zoned in the Local Area Plan
Shannonvale	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see
Teerelton	Yes	

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal within Development Boundary	Summary of Provisions of Local Area Plan
		table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Village Nuclei		
Caheragh	No	Proceed as zoned in the Local Area Plan
Connonagh	No	
Drombeg	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Johnstown	Yes	
Lislebane	Yes	
Lyre	No	Proceed as zoned in the Local Area Plan
Rathmore	No	
Togher	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Tooms	No	Proceed as zoned in the Local Area Plan
Other Locations		
Ballinglanna	Yes	
Darkwood	Yes	

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal within Development Boundary	Summary of Provisions of Local Area Plan
Darrara	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Inchydoney	Yes	
Lisbealad	Yes	
Ownahinchy	Yes	
Poundlick	No	Proceed as zoned in the Local Area Plan
Tragumna	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.

4.4 The Approach to Zoning in the Local Area Plan in Areas at Risk of Flooding

4.4.1 Within the areas identified as being at risk (Zone A or B), all proposals for development will need to comply with the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In this LAP, proposals for development within the Indicative Flood Risk Areas have been included in the plan where either:

- The proposal has satisfied the 'Development Plan Justification Test' set out in the Ministerial Guidelines;
- The proposals stemmed from a similar proposal in a previous plan and has been included in this plan in order to facilitate the local verification of the Indicative Flood Risk Maps at the project planning/planning application stage; or
- In a limited number of cases, for another reason.

4.4.2 Generally, the purpose of zoning is to indicate to property owners and members of the public the types of development which the Planning

Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

- 4.4.3 In the preparation of the Skibbereen LAP, proposed zonings were generally assessed relative to the provisions of the Guidelines and the Justification Test for Development Plans as detailed in the Guidelines. The Justification Test is required in situations where the planning authority needs to consider future development in areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would otherwise be inappropriate. In such circumstances, all of the following criteria must be satisfied :
- The urban settlement is targeted for growth in the NSS, RPGs, or statutory plans defined under the provisions of the Planning and Development Act, 2000, as amended.
 - The zoning is required to achieve the proper planning and sustainable development of an urban settlement and is
 1. Essential to facilitate the regeneration and/or expansion of the centre of the urban settlement;
 2. Comprises significant previously developed and/or under-utilised lands;
 3. Is within or adjoining the core of an established or designated urban settlement;
 4. Will be essential to achieving compact and sustainable urban growth; and
 5. There are no suitable alternative lands for the particular use in areas at lower risk of flooding within or adjoining the core of the urban settlement
 - A flood Assessment to the appropriate level of detail has been carried out as part of the SEA, which demonstrates that flood risk to the development can be adequately managed and the development will not cause adverse impacts elsewhere.
- 4.4.4 In the preparation of the Skibbereen Local Areas Plan the final element of the justification test, which requires a site specific flood risk assessment to be carried out, was not undertaken. Instead, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
- 4.4.5 In some cases, certain zonings were included in areas at 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. This approach also allows for local ambiguities in the flood risk mapping to be tested at the project stage. Transitional measures have also been included in the Local Area Plan to deal with

outstanding planning permissions. Where such zonings are included in the Plan, precautionary text was included in the specific objective to highlight the need for a flood risk assessment at the project stage. Development proposals on zonings within areas at risk of flooding will also be subject to the Development Management Justification Test, details of which are set out in the Guidelines.

4.4.6 The table below lists the specific zoned sites within the Skibbereen Electoral Area that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
Dunmanway	R-06	Justification Test	X	
		Historical Zonings	✓	Previously zoned as Residential in the 2005 LAP –In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Dunmanway	R-07	Justification Test	X	
		Historical Zonings	X	
		Other	n/a	The Site was previously zoned for 'Primarily open space'. A smaller portion of the site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
				for a Site Specific Flood Risk Assessment at the project stage.
Dunmanway	R-12	Justification Test	X	
		Historical Zonings	✓	Previously zoned for Residential use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Dunmanway	B-01	Justification Test	X	
		Historical Zonings	✓	Previously zoned for Commercial use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.-
		Other	n/a	-
Dunmanway	B-02	Justification Test	X	

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
		Historical Zonings	✓	Previously zoned for Industrial use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Dunmanway	I-01	Justification Test	X	
		Historical Zonings	✓	Previously zoned for Industrial use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Dunmanway	T-01	Justification Test	✓	
		Historical Zonings	✓	Previously zoned for Town Centre use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
		Other	n/a	-
Skibbereen	R-04	Justification Test	X	
		Historical Zonings	✓	Site was partly zoned for Residential & Sports Recreation Amenity use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.-
		Other	n/a	-
Skibbereen	B-01	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for Industry use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Skibbereen	I-01	Justification Test	X	-

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
		Historical Zonings	✓	Previously zoned for Industrial use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.-
		Other	n/a	-
Skibbereen	I-02	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for Industrial use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.-
		Other	n/a	-
Baltimore	X-01	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for 'Special Zoning' use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
				at the project stage.
		Other	n/a	-
Baltimore	X-02	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for 'Special Zoning' use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Baltimore	X-03	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for 'Special Zoning' use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Timoleague	B-01	Justification Test	X	-

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
		Historical Zonings	✓	Previously zoned for Industrial use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Shannonvale	X-01	Justification Test	X	-
				-
		Historical Zonings	✓	Previously zoned for Special use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Teerelton	X-01	Justification Test	X	-
		Historical Zonings	X	-
		Other	n/a	The site is now identified as a 'Special Policy Area'. Precautionary text has been included in the specific objective recognising the need for a Site Specific

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
				Flood Risk Assessment at the project stage.
Darrara	X-01	Justification Test	X	-
		Historical Zonings	✓	Previously zoned as an opportunity site in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.-
		Other	n/a	-
Darrara	C-01	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for community use in the 2005 LAP and site of an existing national school Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.-
		Other	n/a	-
Inchydoney	X-03	Justification Test	X	-

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
		B		
		Historical Zonings	✓	Previously zoned for Residential use in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Ownahinchy	X-01	Justification Test	X	-
		Historical Zonings	✓	Previously zoned for 'Special use' in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Ownahinchy	X-03	Justification Test	X	-

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for Inclusion in the LAP	Comment
		Historical Zonings	✓	Previously zoned for 'special use' in the 2005 LAP. In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-

Note: Proposals for 'open space or outdoor recreation development have not been included in table 4.2 because these are normally water compatible forms of development and, therefore, do not need to be subjected to the 'Development Plan' justification test. However, an appropriate flood risk assessment will be necessary at the project planning/ planning application stage.

4.5 Requirements for Site Specific Flood Risk Assessments

- 4.5.1 Within Indicative Flood Risk Areas, only development proposals that are consistent with a specific zoning objective that satisfied the 'Development Plan Justification Test' as part of this LAP (see table 4.2) may proceed to site specific flood risk assessment at the planning application stage. All other proposals on land that does not benefit from a specific objective (such as land within a development boundary), where the specific objective was brought forward from a previous plan or where the proposal was included in this LAP for another reason must satisfy the 'Development Plan Justification Test' at the planning application stage. Table 4.2 provides detailed guidance.
- 4.5.2 In order to reflect the possibility that the 'Indicative Flood Extent Maps' may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process has been provided in order to allow the Indicative Flood Risk Map to be locally verified in cases of uncertainty. This stage is intended to be carried out relatively quickly and at modest expense.
- 4.5.3 The first stage in the assessment process will include:
- An examination of all sources of flooding that may affect a particular location, in addition to the fluvial and tidal risk represented in the indicative flood risk maps.

- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/ local knowledge of flooding in the area).
 - An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
 - Site cross sections or spot levels, including the river and surrounding lands.
 - Description of the site and surrounding area, including ground conditions, levels and land use.
 - Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
 - Proposal as to the appropriate course of action which could be either:
 - further study;
 - revision of proposals to avoid area shown at risk of flooding; or
 - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).
- 4.5.4 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.
- 4.5.5 Where the first stage of the site-specific flood risk assessment indicates further study is required then, if the 'Development Plan Justification Test' was satisfied as part of the making of this LAP (see table 4.2) the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. If the 'Development Plan Justification Test' was not satisfied as part of this LAP, then it will normally be considered inappropriate to take the proposal to a further stage of assessment unless the County Council has indicated in writing that the proposal is considered to satisfy that test.
- 4.5.6 Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.
- 4.5.7 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure,

will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

4.5.8 However, where the site does **not** benefit from a specific zoning objective and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
 - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
 - Comprises significant previously developed and/or under-utilised lands;
 - Is within or adjoining the core of an established or designated urban settlement;
 - Will be essential in achieving compact and sustainable urban growth; and
 - There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Section 5 Flood Risk in the Future

5.1 What has the LAP Achieved

5.1.1 The inclusion of Indicative Flood Extent maps for the settlements of the electoral area is the first step in managing flood risk in the future. The maps are primarily intended to function as a screening tool. They are not a substitute for detailed hydraulic modelling, such as may be required to assess the level of flood risk for a specific development. The flood maps should be used to guide decision making when determining whether a detailed Flood Risk Assessment is required for any given site. The maps are intended for guidance, and cannot provide details for individual properties.

5.2 Flood Risk and Development Management

- 5.2.1 The following key requirements for the management of development in areas at risk of flooding shall be adhered to:
- a) All development proposals within, or incorporating, areas at risk of flooding are required to undertake a flood risk assessment. This can be carried out in two stages as outlined in section 4.5 of this document.
 - b) Where the first stage of the site-specific flood risk assessment indicates further study is required then the normal course of action will be to proceed to a Stage Two Strategic Flood Risk Assessment. The findings of this assessment will need to demonstrate that the proposed development satisfies all the provisions of the Development Management Justification Test, as detailed in the Guidelines.
 - c) Thereafter, where development has to take place in areas at risk of flooding, the risks should be mitigated and managed through the location, layout and design of the development to reduce such risks to an acceptable level.
 - d) Minor proposals for development, for example small extensions to existing houses or changes of use, in areas at moderate to high risk of flooding should be assessed in accordance with Planning Guidelines: The Planning System and Flood Risk Management.
 - e) Where flood risk constitutes a significant environmental effect of a development proposal, a sub-threshold EIS may be triggered. Screening for EIA should be an integral part of all planning applications in areas at risk of flooding.
 - f) Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels. Addressing flood risk in the design of new development should consider the following:

- Locating development away from areas at risk of flooding, where possible.
 - Substituting more vulnerable land uses with less vulnerable ones.
 - Identifying and protecting land required for current and future flood risk management, such as conveyance routes, flood storage areas and flood protection schemes etc.
 - Addressing the need for effective emergency response planning for flood events in areas of new development.
- g) Site layout, landscape planning and drainage of new development must be closely integrated to play an effective role in flood-reduction. As such, proposals should clearly indicate:
- The use of Sustainable Drainage Systems (SuDS) to manage surface water run-off.
 - Water conveyancing routes free of barriers such as walls or buildings.
 - The signing of floodplain areas to indicate the shared use of the land and to identify safe access routes.
- h) To ensure that adequate measures are put in place to deal with residual risks, proposals should demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. Such measures include the design and specification of internal building services and finishes. Further detail on flood resilience and flood resistance are included in the Technical Appendices of the Planning Guidelines, The Planning System and Flood Risk Management.

5.3 Monitoring and Review

- 5.3.1 Information in relation to flood risk will be monitored and reviewed by the Council and the Flood Risk Assessment will be updated as appropriate as new information becomes available. There are a number of key outputs from possible future studies and datasets which could inform any update of the FRA as availability allows. A list of potential sources of information which will inform an FRA review is provided in the table below.

Table 5.1 Potential Sources of information on Flood Risk

Data	Source	Timeframe
Preliminary flood risk maps - including pluvial and groundwater	OPW under the Floods Directive	2013
CFRAM Studies a) Preliminary Flood Risk Assessment b) production of the flood maps c) production of Flood Risk management Plans	OPW	a) End 2011 b) 2013 c) 2015
County Development Plan Updates	Cork County Council	2012
Flood maps of other sources, such as canal breach and drainage networks	Various	Unknown
Significant flood events	Various	Unknown
Changes to Planning and / or Flood Management Policy	DoEHLG / OPW / Cork County Council	Unknown
SFRAs for Electoral Area Local Area Plans	Cork County Council	Upon LAP review
SFRAs for Town Plans	Cork County Council / Town Councils	Upon Plan review
Detailed FRAs	Various	Unknown
Flood Defence Feasibility / Design Reports	OPW primarily	Unknown



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