

Environmental Statement for Amendment 3: to the Carrigaline Electoral Area Local Area Plan 2005

1.1 Background

1.1.1. On the 8th October 2007 the members of Cork County Council adopted Amendment 3: 'Additional Residential Land Supply Carrigaline, Ballincollig and South Environs' to the Carrigaline Electoral Area Local Area Plan 2005. This amendment designated a number of sites in Ballincollig, South Environs and Carrigaline for new residential developments and also the preparation of a Masterplan. The amendment was accompanied by a complementary variation to the County Development Plan 2003. The purpose of this variation was to remove the subject lands from the Metropolitan Cork Green Belt Map.

1.1.2. Following a scoping exercise carried out in consultation with the EPA and relevant government departments, an Environmental Report was prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). This report was put on public display alongside the then proposed amendment and complementary variation from the 25th of June to the 7th of August, 2007 and during this period of public consultation, the public and interested parties were invited to submit comments and observations on all three documents.

1.2 The Environmental Statement

1.2.1. The requirements of the SEA Directive as translated into Irish Law under the Planning and Development (Strategic Environmental Assessment) Regulations 2004, Article 14(l) require that as soon as may be following the making or amendment of a local area plan the planning authority shall prepare an environmental statement, the purpose of which is to summarise how the following points were taken into account during the preparation or amendment of the plan:

a. *How environmental considerations have been integrated into the plan*

In preparing the amendment and the environmental report an assessment of baseline environmental characteristics was carried out. This included a desk-top and visual (site) assessment of the bio-diversity/flora and fauna, population and human health, soil / water, air quality and climatic factors, material assets and cultural heritage , and a landscape assessment of the site. This identified the principle environmental effects and their significance.

b. *How the environmental report prepared pursuant to article 14B and submissions and observations made to the planning authority in response to a notice under section 20(3) of the Act, consultations under article 14F have been taken into account during the preparation of the plan.*

The Environmental Report and issues raised in submissions were received and reported by the County Manager to the Council in September, 2007 and after discussion it was agreed to make a number of non material changes to the amendments including text relating to the requirement for schools, traffic, pedestrian and transportation issues (including the reduction in size of the site at Shannonpark). These changes are, for the most part outlined as recommendations in the Managers Reports both 20(3) (c) for the amendment

and Section 13 for the Variation and further minor changes were included as a result of the Council meeting on the 8th of October, 2007. Many of the issues raised in submissions would be taken into consideration during the detailed (planning application) stage.

c. The reasons for choosing the plan or amendment, as adopted, in the light of the other reasonable alternatives dealt with

Development in accordance with the amendment would make a significant contribution to the housing provision in Metropolitan Cork and would therefore fulfil the requirement to further harness capacity, through the identification of land which could be serviced quickly and developed comprehensively with appropriate social and physical infrastructure, and would not conflict with established planning strategies and policies. The planned growth strategy (B) i.e. setting out a number of sites is considered to be the preferred option for the following reasons;

- It will allow for the required regeneration and expansion of the existing settlements within Metropolitan Cork which will also encourage the more effective capacity of existing infrastructure.
- It will allow for the continuation of the established planning policies in Cork including the Network of Settlements established in the County Development Plan and the objectives of CASP.
- It will promote social inclusion, particularly as regards access to employment, town centre services, public transport and sports and recreational facilities.
- A large critical mass in an urban area will lead to further investment in the road infrastructure and the public transport systems.
- It will continue to protect existing built and natural heritage sites and include flood prevention measures.

The Environmental Report concluded that the major effects of the amendment and variation would concern biodiversity, (flora and fauna) and material assets and that most of these issues were capable of reasonable mitigation, at the planning application stage. It also emerged during the public consultation stage that some of the required infrastructure including the Waste Water Treatment Plant required in Ballincollig was at a more advanced stage.

d. The Measures decided upon to monitor, in accordance with article 14J, the significant environmental effects of implementation of the plan or amended plan.

As noted the baseline environmental assessment of the plan informed a series of potential mitigation measures which were identified in the report. The following summary table extracted from the main Environmental Report outlines these in greater detail.

Environmental Objectives	Indicators (data)	Data Source	Data Available
<p>Biodiversity, Fauna and Flora:</p> <p>Flora and Fauna: Conserve and where possible enhance biodiversity</p>	<ul style="list-style-type: none"> Survey of existing SAC's, NHA's SPA's 	<ul style="list-style-type: none"> Dept of the Environment and Cork County Council / EIS / Planning Application 	Y
<p>Population and Human Health:</p> <p>Protect and enhance human health and quality of life.</p>	<ul style="list-style-type: none"> Demographic data (SAPS) Traffic Counts and Survey Development Plans (Land Use Survey) Recreational Needs Assessment 	<ul style="list-style-type: none"> CSO (Census 2006) Geodirectory (An Post) NRA (N 20) / EIS / Traffic Impact Assessment as part of planning application Traffic Study for Carrigaline Town CATS (local level) EIS / Traffic Impact Assessment as part of planning application Cork County Council / EIS / Planning Application 	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>?</p>
<p>Soil (including minerals):</p> <p>Reduce soil contamination and safeguard soil quality and quantity</p>	<ul style="list-style-type: none"> Development Plans (Land Use Survey) Information on Civic Amenity Sites from Waste Management Section of the Council. 	<ul style="list-style-type: none"> Cork County Council / EIS / Planning Application Environment Dept, Cork County Council / EIS 	<p>Y</p> <p>?</p>
<p>Water:</p> <p>Maintain and where possible improve water quality (rivers, lakes, coastal and</p>	<ul style="list-style-type: none"> Number of fish kills reported due to pollution Number of drinking water sources that 	<ul style="list-style-type: none"> EPA, Fisheries Board / EIS / Planning Application 	<p>Y</p> <p>Y</p>

Environmental Objectives	Indicators (data)	Data Source	Data Available
groundwater)	comply with drinking water regulations		
<p>Air/Climatic Factors:</p> <p>Reduce air pollution or limit to levels that do not damage the natural environment or human health</p>	<ul style="list-style-type: none"> Emissions of greenhouse gases, and other harmful gases [sulphur dioxide; nitrogen oxides; carbon monoxide; volatile organic compounds; airborne particulate matter (PM 10); smoke concentration in urban areas] 	<ul style="list-style-type: none"> EPA / EIS 	Y
<p>Material assets:</p> <p>Maximise use of the existing built environment and minimise use of natural resources.</p>	<ul style="list-style-type: none"> Number of flood events ACA Survey 	<ul style="list-style-type: none"> Cork County Council / EIS / Planning Application Cork County Council / EIS / Planning Application 	Y Y
<p>Cultural Heritage:</p> <p>Prevent adverse impacts on protected sites and enhance where possible</p>	<ul style="list-style-type: none"> Record of Protected Structures Record of National Monuments (RMPs) 	<ul style="list-style-type: none"> Cork County Council / EIS / Planning Application 	Y
<p>Landscape:</p> <p>Minimise adverse impacts on the landscape and enhance where possible.</p>	<ul style="list-style-type: none"> Landscape Character Assessments 	<ul style="list-style-type: none"> Development Plan Cork County Council / EIS / Planning Application 	Y