

**MIDDLETON 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**

Midleton Electoral Area Local Area Plan

August 2011

Volume 2
Habitats Directive Assessment Natura Impact Report
Strategic Environmental Assessment Statement
Strategic Flood Risk Assessment

Midleton Electoral Area Local Area Plan

Natura Impact Report

August 2011

Table of Contents

1	Introduction	1
1.1	Preamble.....	1
1.2	Habitats Directive Assessment	2
2	Methodology	4
2.1	Data Sources	4
2.2	Consultation	4
3	Habitats Directive Assessment of the draft Plan and Proposed Amendments.....	5
3.1	Description of the plan	5
3.2	Habitats Directive Assessment of the draft Plan.....	6
3.3	Habitats Directive Assessment of Proposed Amendments	77
4	Appropriate Assessment Conclusion – Finding of No Significant Effects Matrix	97
5	Implementation of Mitigation and Monitoring Measures.....	103
6	References and Data Used	110
	Appendix I Timetable for making of the Midleton Electoral Area Local Area Plan.....	111

1 Introduction

1.1 Preamble

1.1.1 Cork County Council has recently prepared the Midleton 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 Midleton 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 Midleton 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 Midleton 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 proposed amendments to the Midleton 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 of 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

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.

removal of these. These recommendations were contained in the Managers Report of 15th June. Council members voted on the recommendations contained in the Managers Report on 25th July 2011. All of the recommendations made arising from the AA process were accepted by the Council at this meeting and were integrated into the final plan.

1.1.5 This is the final Natura Impact Report for the Middleton 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 Middleton 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 adverse 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 Midleton Electoral Area Local Area 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 Midleton 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 Midleton Electoral Area lies within the CASP area and is split between two of the Strategic Planning Areas defined in the County Development Plan 2009, the Metropolitan Strategic Planning Area and CASP Ring Strategic Planning Area. This section of the plan sets out the overall strategy for Midleton 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:

- Encourage balanced population growth so that the main towns can achieve their full economic potential;
- Deliver significant housing growth, in particular through the implementation of the masterplans in the main towns of Carrigtwohill, Cobh and Midleton.
- Protect the character of the villages and smaller settlements from development of an inappropriate scale and where deficits exist in physical and social infrastructure;
- Offer a wider housing choice in sustainable settlements to cater for all sectors of the lifecycle and to promote social integration;
- Develop the potential of the rail station catchments so as to maximise the contribution of these areas to the high population and jobs growth targeted to the towns along the rail corridor;
- Develop jobs targets, in particular in the Strategic/Specialist Employment Centres so as to sustain the population being targeted to this electoral area;

- Exploit the unique advantages of key employment sites e.g. Amgen standalone site in Carrigtwohill;
- Protect key heritage sites and the natural amenities of the area, such as Spike Island, and exploit for tourism / quality of life.

This section 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 four main settlements, four key villages, and for ten villages, ten village nuclei and fourteen other small settlements within the electoral area.

3.2 Habitats Directive Assessment of the 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 three Special Areas of Conservation and five 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 Midleton EA Local Area Plan

Site Name	Site Code	Habitats for which these are designated	Species for which these are designated	Other species and habitats of note occurring within the site	Potential Threats
Ballymacoda (Clonpriest and Pillmore) SAC	77	Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonising mud and sand; Atlantic salt meadows.	n/a	Species: Wintering waterfowl.	Habitats: Aquaculture; Fishing; Coastal development; Water polluting activities; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species; Infilling. Species: Disturbance to wintering birds.
Great Island Channel SAC	1058	Mudflats and sandflats not covered by seawater at low tide; Atlantic salt meadows.		Habitats: Wet grassland. Species: Wintering waterfowl.	Habitats: Water pollution; reclamation; spread of invasive species; pressure for development in coastal zone - marinas, coastal protection works, infrastructural projects, residential and commercial development; Disturbance to marine mammals and wintering birds arising from

Site Name	Site Code	Habitats for which these are designated	Species for which these are designated	Other species and habitats of note occurring within the site	Potential Threats
					boating and other activities.
Blackwater River (Cork/Waterford) SAC	2170	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stoney banks; Salicornia and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho - batrachion vegetation; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ; Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i> ; <i>Taxus baccata</i> woods.	Freshwater pearl mussel; White clawed crayfish; Sea lamprey; Brook lamprey; River lamprey; Twaite shad; Atlantic salmon; Otter.	Habitats: Wet woodland; Dry woodland; Freshwater marsh; Wet grassland; Shingle Spit. Species: Toothwort; Summer Snowflake; Flowering Rush ; Common Calamint; Red Campion; Sand Leek; Wood Club-rush.	Habitats and Species: Aquaculture; Fishing; Coastal development; Activities which could cause water pollution including waste water discharges and water abstractions; Bait digging; Land reclamation; Coastal protection works; River bank protection works; Spread of invasive species; Infilling; Development pressure within the river catchment causing habitat loss; Woodland clearance; Invasive species encroachment; Sub-optimal grazing. Species: Fish and invertebrates: All activities which could

Site Name	Site Code	Habitats for which these are designated	Species for which these are designated	Other species and habitats of note occurring within the site	Potential Threats
					impact on water quality; Otter: Disturbance to river banks.
Ballycotton Bay SPA	4022	n/a	Turnstone (nationally important numbers)	Species: Teal; Ringed Plover; Golden Plover; Grey Plover; Lapwing; Black-tailed godwit; Bar-tailed godwit; Curlew; Common gull; Lesser black-backed gull; Wetland and waterbirds. Habitats: Mudflats and sandflats.	Species: Activities which could cause disturbance to birds; Construction of paths or track etc; Land reclamation and habitat removal.
Ballymacoda Bay SPA	4023	n/a	Golden Plover; Grey plover; Dunlin; Black-tailed godwit; Bar-tailed godwit; Curlew; Lesser Black-backed gull; 20,000 wintering waterbirds .	Species: Wigeon; Teal; Ringed plover; Lapwing; Sanderling; Redshank; Turnstone; Black-headed gull; Common gull; Wetland and waterbirds. Habitats:	Habitats: Water pollution; Land reclamation. Species: Activities which could cause disturbance to birds; Construction of paths or track etc; Land reclamation and habitat removal.

Site Name	Site Code	Habitats for which these are designated	Species for which these are designated	Other species and habitats of note occurring within the site	Potential Threats
				Mudflats and sandflats; Tidal estuaries.	
Blackwater Estuary SPA	4028	n/a	Black-tailed godwit; Curlew.	Shelduck; Wigeon; Teal; Golden plover; Lapwing; Dunlin; Bar-tailed godwit; Redshank; Lesser black-backed gull; Wetland and Waterbirds .	Pressure for development within the coastal zone.
Cork Harbour SPA	4030	n/a	Cormorant; Shelduck; Oystercatcher; Golden plover; Lapwing; Dunlin; Black-tailed godwit; Curlew; Redshank; Common tern; 20,000 wintering waterbirds.	Species: Little grebe; Great crested grebe; Grey heron; Wigeon; Teal; Pintail; Shoveler; Red-breasted merganser; Grey plover; Black-headed gull; Common gull; Lesser black-backed gull; Wetland and Waterbirds.	Pressure for development within the coastal zone; pressure arising from recreational activities; boating activities.
River Blackwater Callows SPA	4094	n/a	Whooper swan; Black-tailed	Species: Wigeon;	Agricultural improvement;

Site Name	Site Code	Habitats for which these are designated	Species for which these are designated	Other species and habitats of note occurring within the site	Potential Threats
			godwit.	Teal; Wetland and Waterbirds.	Drainage; Activities which could cause 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). Proposals which could give rise to impacts which were considered include:

- policies promoting development which would give rise to habitat loss within Natura 2000 sites – ie 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. Potentially significant impacts were identified in relation to three 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 these sites. These included policies which could give rise to negative impacts on water quality or give rise to flooding, by providing for development in areas where there is insufficient capacity to treat current or projected population targets or attenuate additional surface water flows; the overlapping of settlement boundaries with designated sites at Marino Point; settlements located adjacent to designated sites including Youghal Environs (Blackwater River SAC and SPA), Carrigtwohill, Midleton Environs, Whitegate and Marino Point (Great Island Channel SAC and/or Cork Harbour SPA), Ballycotton (Ballcotton SPA) and Ballymacoda (Ballymacoda, Clonpriest and Pilmore SAC); open space zonings with proposals for amenity walks within and adjacent to the Cork Harbour SPA at Whitegate and Saleen; and zonings which might give rise to potential for the generation of industrial waste water discharges from a number of settlements including Carrigtwohill, Midleton and Whitegate.

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 Midleton EA Local Area Plan for full details).

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on Natura 2000 sites
Ballymacoda, Clonpriest and Pilmore SAC	Potential impacts on water quality in the SAC are possible arising from proposals for development in settlements within the catchment area with insufficient waste water capacity.	Additional pressures on water quality in this SAC may arise from urban and rural development provided for in the Cork County Development Plan 2009 .
Great Island Channel SAC	<p>Potential impacts on water quality in the SAC are likely arising from proposals for development in settlements with insufficient waste water capacity. Such impacts could give rise to negative impacts on habitats by causing the development of algal mats on mudflats and sandflats.</p> <p>Some areas zoned for development in Midleton, Carrigtwohill and at Marino Point are within or adjacent to the SAC. Development in these locations could give rise to loss and/or deterioration of certain habitats.</p>	<p>Additional pressures on water quality and flow rates in this SAC arise from urban and rural development provided for in the Cork County Development Plan 2009, as well as the in the Cork City Development Plan 2009-2015, Carrigaline, Bandon and Blarney Electoral Area Local Area Plans 2011, the Midleton Town Plan.</p> <p>Cork Harbour has been assigned moderate water quality status in the SWRBMP, 2010. The harbour has been identified as being at risk from insufficiently treated waste water, licensed industrial discharges, combined sewer and treatment plan overflows and nutrient inputs.</p>
Blackwater River SAC	<p>Some areas zoned for development in Youghal are within or adjacent to the Blackwater River SAC. Development in these locations could give rise to loss and/or deterioration of certain habitats.</p> <p>Potential impacts on water quality in the SAC are possible arising from proposals for development in settlements with insufficient waste water capacity.</p>	<p>This electoral area contains two water management units influencing the Blackwater River Special Area of Conservation. These are the Blackwater Bride and the Blackwater Estuary WMU. The SW River Basin District Transitional and Coastal Waters Action Programme addresses water quality status in the estuary itself.</p> <p>The Blackwater Estuary has been assigned good water quality status in</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on Natura 2000 sites
		<p>the SWRBMP, 2010 while the main channel of the Blackwater immediately upstream from the estuary (Co. Waterford) has moderate status. The primary freshwater input to the estuary located in Cork is the Tourig River has good water quality status. The estuary has been identified as being at risk from waste water treatment plants, combined sewer and treatment plant overflows and nutrient input.</p> <p>Additional pressure on water quality and flow rates in this SAC arises from urban and rural development provided for in the Cork County Development Plan 2009, the Kerry County Development Plan 2010, the Waterford County Development Plan 2010 (WWTPs at Cappoquin, Piltown and Tooraneena in Waterford have been identified to be causing a particular risk) , the Lismore Local Area Plan 2007, as well as the in the Kanturk, Mallow and Fermoy Electoral Area Local Area Plans 2011, the Mallow Special Local Area Plan 2007; and the Mallow 2010, Fermoy 2010 and Youghal 2009 Town Plans.</p> <p>The other primary pressure within this WMU which contributes to cumulative impacts on water quality is agriculture, (South Western Region River Basin Management Plan, 2010).</p>
Ballycotton Bay SPA	Areas of land within the SPA are zoned for development in the draft Local Area Plan. These zonings are likely to encourage development which would be likely to cause habitat loss, have negative impacts	Additional pressure on water quality in this SPA is likely to arise from urban and rural development provided for in the Cork County Development Plan 2009 .

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on Natura 2000 sites
	<p>on water quality and give rise to disturbance to species within the SPA. However, elevated nutrient levels within the SPA, may also give rise to positive impacts on populations of birds within the SPA.</p>	
<p>Blackwater Estuary SPA</p>	<p>Areas of land within the SPA are zoned for development in the draft Local Area Plan. These zonings are likely to encourage development which could cause habitat loss, have negative impacts on water quality and give rise to disturbance to species within the SPA.</p> <p>Potential impacts on water quality in the SPA are possible arising from proposals for development in settlements with insufficient waste water capacity. Such impacts could give rise to impacts on negative impacts habitats and consequentially on bird species by causing the development of algal mats on mudflats and sandflats. However, elevated nutrient levels within the SPA, may also give rise to positive impacts on populations of birds within the SPA.</p>	<p>This electoral area contains two water management units influencing the Blackwater River Special Area of Conservation. These are the Blackwater Bride and the Blackwater Estuary WMU. The SW River Basin District Transitional and Coastal Waters Action Programme addresses water quality status in the estuary itself.</p> <p>The Blackwater Estuary has been assigned good water quality status in the SWRBMP, 2010 while the main channel of the Blackwater immediately upstream from the estuary (Co. Waterford) has moderate status. The primary freshwater input to the estuary located in Cork is the Tourig River has good water quality status. The estuary has been identified as being at risk from waste water treatment plants, combined sewer and treatment plant overflows and nutrient input.</p> <p>Additional pressure on water quality and flow rates in this SAC arises from urban and rural development provided for in the Cork County Development Plan 2009, the Kerry County Development Plan 2010, the Waterford County Development Plan 2010 (WWTPs at Cappoquin, Piltown and Tooraneena in Waterford have been identified to be causing a particular risk) , the</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on Natura 2000 sites
		<p>Lismore Local Area Plan 2007, as well as the in the Kanturk, Mallow and Fermoy Electoral Area Local Area Plans 2011, the Mallow Special Local Area Plan 2007; and the Mallow 2010, Fermoy 2010 and Youghal 2009 Town Plans.</p> <p>The other primary pressure within this WMU which contributes to cumulative impacts on water quality is agriculture, (South Western Region River Basin Management Plan, 2010).</p>
Cork Harbour SPA	<p>Potential impacts on water quality in the SPA are likely arising from proposals for development in settlements with insufficient waste water capacity. Such impacts could give rise to negative impacts on habitats and consequentially bird species by causing the development of algal mats on mudflats and sandflats. However, elevated nutrient levels within the SPA, may also give rise to positive impacts on populations of birds.</p> <p>Some areas zoned for development in Midleton, Carrigtwohill and at Marino Point are within or adjacent to the SAC. Development in these locations could give rise to loss and/or deterioration of certain habitats.</p>	<p>Additional pressures on water quality and flow rates in this SAC arise from urban and rural development provided for in the Cork County Development Plan 2009, as well as the in the Cork City Development Plan 2009-2015, Carrigaline, Bandon and Blarney Electoral Area Local Area Plans 2011, the Midleton and the Youghal 2009 Town Plans.</p> <p>Cork Harbour has been assigned moderate water quality status in the SWRBMP, 2010. The harbour has been identified as being at risk from insufficiently treated waste water, licensed industrial discharges, combined sewer and treatment plan overflows and nutrient inputs.</p> <p>Additional disturbance pressures could be caused in this SPA by development provided for in the Cork County Development Plan 2009-2015, the Cork City Development Plan 2009-2015, the Carrigaline Electoral Area Local Area Plan 2011, the Midleton Town Plan 2011, Cobh Town Plan (under review), the development of recreational, tourism and other resources as identified in</p>

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on Natura 2000 sites
		the, Marine Leisure Infrastructure Strategy for the Southern Division of Cork County 2010-2020 and the Cork Harbour Study, 2011 as well as expansion of Port activities as set out in the Port of Cork Strategic Development Plan 2010 .
River Blackwater Callows	None identified	n/a

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, Midleton 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 Midleton EA Local Area Plan*, (February, 2011). The proposed amendments to the plan are set out in the *Midleton 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 (wording changes for policies are set out in **BOLD**).

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
GB 1-1	MN 01.10.01	(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 2-2		This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Appropriate 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.	Modify wording of objective.	This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental 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

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				area.
LAS 2-1	MN 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, 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	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, 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 habitats or species. This must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>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.</p> <p>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 2-3	MN 02.02.04	N/A	Insert new objective and maps.	<p>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 Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
LAS 2-4	MN 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.
Carrigtwohill E-02	MN 03.01.13	Office based industry, Research and Development and technology uses. Proposals shall optimise connectivity with the proposed rail passenger station at Fota Business and Retail Park, particularly for pedestrians and cyclists. Consideration shall be given in any proposals to the cSAC located to the north-west and south of the site and a significant landscaped buffer shall be provided along the western site boundary.	Modify wording of objective.	Office based industry, Research and Development and technology uses. Proposals shall optimise connectivity with the proposed rail passenger station at Fota Business and Retail Park, particularly for pedestrians and cyclists. A significant landscaped buffer shall be provided along the western site boundary. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy</i>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<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><i>that optimizes modal shift to rail, cycling and walking.</i></p> <p>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments. New developments which involve industrial discharges 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.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>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>
Carrigtwohill E-03	MN 03.01.14	<p>Office based industry to include the provision of landmark buildings at this strategic location for the town. 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>Modify wording of objective.</p>	<p>Office based industry to include the provision of landmark buildings at this strategic location for the town.</p> <p><i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments. New</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>developments which involve industrial discharges 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.</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>
Carrigtwohill B-02	MN 03.01.16	Business development. Proposals should include a 20 metre tree planted buffer and screening to protect views from	Modify wording of objective.	Business development. Proposals should include a 20 metre tree planted buffer and screening to protect views from

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>the N25. 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 N25. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i> This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and 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.</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</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				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.
Carrigtwohill B-03	MN 03.01.17	Business Development	Modify wording of objective.	Business development. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i> This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</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>
Carrigtwohill DB-02	MN 03.01.21	In order to secure the population growth and supporting 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, needs to be provided in tandem with the development, and where applicable	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 infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Great Island Channel Special Area of Conservation and

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		protect the integrity of Natura 2000 sites.		<p>Cork Harbour Special Protection Area, 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. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p>
Carrigtwohill DB-12	MN 03.01.22	N/A	Insert new objective.	<p>Carrigtwohill is situated adjacent to Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation. This plan will protect the favourable conservation statuses of these sites, and all new development shall be designed to ensure the protection and enhancement of</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these.</p>
Cobh Environs DB-02	MN 03.02.04	<p>In order to secure the population growth and supporting 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, needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites. (b) All new development shall be</p>	Modify wording of objective.	<p>In order to secure the population growth and supporting 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 Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal. New development will be contingent, in the interim on the upgrade of the North Cobh Sewerage Scheme, and in the longer term, on the provision of the Lower Harbour Sewerage Scheme.		<p>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.</p> <p>All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal. New development will be contingent, in the interim on the upgrade of the North Cobh Sewerage Scheme, and in the longer term, on the provision of the Lower Harbour Sewerage Scheme.</p>
Midleton DB-02	MN 03.03.09	In order to secure the population growth and supporting development	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 appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will 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>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 the Great Island Channel Special Area of Conservation and Cork Harbour 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.</p> <p>(b) All new development shall be connected to the public water supply,</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				the public waste water treatment system and shall make adequate provision for storm water disposal.
Midleton DB-08	MN 03.03.10	N/A	Insert new objective.	<p>Midleton is situated adjacent to Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation. This plan will protect the favourable conservation statuses of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				significant negative impact on these.
Midleton R07	MN 03.03.11	Medium density residential development, and provision of individual serviced sites subject to ground conditions	Modify wording of objective.	<p>Medium density residential development and provision of individual serviced sites subject to ground conditions.</p> <p>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and 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 impact on the SAC and SPA.</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 appropriate assessment of draft plan	Changes made to plan arising from AA process
				<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>
Midleton X-01	MN 03.03.12	<p>The County Council consider that the area to which this objective relates is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan. It is the Councils' objective to secure the development of between 2,500 – 3,500 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. The site shall be developed in</p>	<p>Modify wording of objective.</p>	<p>The County Council consider that the area to which this objective relates is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan. It is the Councils' objective to secure the development of between 2,500 – 3,500 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. The site shall be developed in</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>accordance with the development principles set out in this Plan for the area to which this objective relates.</p> <p>The master plan will make provision for:</p> <ul style="list-style-type: none"> • Clear and unambiguous proposals for the timing and construction of all the elements of the development in a number of sequential phases; • Provision of new housing within a clearly defined network of 9 Character Areas so that each area can develop its own identity and sense of community; • The timing and provision of appropriate drinking water and waste water disposal services in tandem with development including , where necessary, the upgrading of off-site infrastructure; • Proposals for the construction of a distributor and residential road network capable of 		<p>accordance with the development principles set out in this Plan for the area to which this objective relates.</p> <p>The master plan will make provision for:</p> <ul style="list-style-type: none"> • Clear and unambiguous proposals for the timing and construction of all the elements of the development in a number of sequential phases; • Provision of new housing within a clearly defined network of 9 Character Areas so that each area can develop its own identity and sense of community; • In order to secure the population growth and supporting development proposed in X-01, appropriate and sustainable water and waste water infrastructure, must be provided and be operational in advance of the commencement of any discharges from the development

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>accommodating public transport and a segregated footway and cycle way system linking the proposed northern relief route with the Mill Road near Broomfield, and the new railway bridge proposed as a replacement for the Water Rock level crossing in the south western part of the site;</p> <ul style="list-style-type: none"> • Proposals for the provision and construction of 2 primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction (minimum 2 ha); • The setting aside of land for the construction of a new secondary school (minimum 5 ha); • The construction of a neighbourhood centre consisting mainly of small scale convenience and comparison shops, community services, a community hall and sports, leisure and recreation facilities; 		<ul style="list-style-type: none"> • Proposals for the construction of a distributor and residential road network capable of accommodating public transport and a segregated footway and cycle way system linking the proposed northern relief route with the Mill Road near Broomfield, and the new railway bridge proposed as a replacement for the Water Rock level crossing in the south western part of the site; • Proposals for the provision and construction of 2 primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction (minimum 2 ha); • The setting aside of land for the construction of a new secondary school (minimum 5 ha); • The construction of a neighbourhood centre consisting mainly of small scale

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<ul style="list-style-type: none"> • The provision of a 14ha linear park along the floodplain of the Owenacurra River to include provision of recreation, sports and leisure facilities. It will be a minimum requirement of the proposals for this area that they should maintain its' flood storage capacity at current levels. Wherever possible, the proposals for the area should include measures that will serve to increase the flood storage capacity of the area as a whole; • Structural landscaping along the site boundaries to protect its setting and to provide a long-term edge to the built up area of the town; • Large scale development in this zone has the potential to impact on the nearby Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must 		<p>convenience and comparison shops, community services, a community hall and sports, leisure and recreation facilities;</p> <ul style="list-style-type: none"> • The provision of a 14ha linear park along the floodplain of the Owenacurra River to include provision of recreation, sports and leisure facilities. It will be a minimum requirement of the proposals for this area that they should maintain its' flood storage capacity at current levels. Wherever possible, the proposals for the area should include measures that will serve to increase the flood storage capacity of the area as a whole; • Structural landscaping along the site boundaries to protect its setting and to provide a long-term edge to the built up area of the town; • Large scale development in this zone has the potential to impact on the nearby Great Island Channel

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>provide for sufficient stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</p> <ul style="list-style-type: none"> The implementation of the phasing proposals embodied in the master plan to secure the overall co-ordination of the development. In principle, the commencement of development in a number of locations is acceptable provided adequate water services and road infrastructure is in place to serve the proposed development. However, care needs to be taken to ensure that this approach would not have an adverse effect on those living or working close to the approach routes to the site. In this respect, Waterock Road is considered unsuitable as an access road to the 		<p>Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</p> <ul style="list-style-type: none"> The implementation of the phasing proposals embodied in the master plan to secure the overall co-ordination of the development. In principle, the commencement of development in a number of locations is acceptable provided adequate water services and road infrastructure is in place to serve the proposed development. However, care needs to be taken to ensure that this approach would not have an adverse effect on those living or

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>development. Development in this part of the site should not commence until such time as appropriate alternative road access is in place or a timescale for its delivery has been agreed.</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>working close to the approach routes to the site. In this respect, Waterock Road is considered unsuitable as an access road to the development. Development in this part of the site should not commence until such time as appropriate alternative road access is in place or a timescale for its delivery has been agreed.</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>
Youghal DB-02	MN 03.04.05	In order to secure the population growth and supporting development	Modify wording of objective.	In order to secure the population growth and supporting development

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will 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>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 the Blackwater River Special Area of Conservation and Blackwater Estuary 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.</p> <p>(b) All new development shall be connected to the public water supply,</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				the public waste water treatment system and shall make adequate provision for storm water disposal
Youghal DB-07	MN 03.04.06	N/a	Insert new objective.	Youghal is situated adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. This plan will protect the favourable conservation statuses of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				they will not have significant negative impact on these.
Youghal B-01	MN 03.04.07	Business development to include retail warehousing.	Modify wording of objective.	Business development to include retail warehousing. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and 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.
Youghal B-02	MN 03.04.08	Business development.	Modify wording of objective.	Business development. Business development to include retail warehousing. This

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and 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.</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 appropriate assessment of draft plan	Changes made to plan arising from AA process
				objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.
Whitegate X-01	MN 03.05.04	Area with potential for major, large-scale energy related development, including storage and processing activities. The siting and design of large structures or buildings shall have regard to the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. Proposals for the development of the site shall include proposals for the provision of long term structural landscaping. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council.	Modify wording of objective.	Area with potential for major, large-scale energy related development, including storage and processing activities. The siting and design of large structures or buildings shall have regard to the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. Proposals for the development of the site shall include proposals for the provision of long term structural landscaping. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council. This zone is close to Cork Harbour Special Protection Area. Development

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>proposals in this zone will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Regard should be had in any such assessment to the use of this area by species for which the SPA is designated and the potential impact on same.</p>
Whitegate/ Aghada DB-02	MN 03.05.07	<p>In order to secure the population growth and supporting 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 ,needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites</p>	<p>Modify wording of objective.</p>	<p>In order to secure the population growth and supporting 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 Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development.</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<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. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal</p>
Whitegate/ Aghada DB-07	MN 03.05.08	N/A	Insert new objective	<p>Whitegate/Aghada is situated adjacent to Cork Harbour Special Protection Area. This plan will protect the favourable conservation statues of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>generally. Development proposals in unzoned parts of the settlement adjacent to the SPA will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on these.</p>
Whitegate I-02	MN 03.05.09	<p>Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.</p>	<p>Modify wording of objective.</p>	<p>Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. This zone is adjacent to the Cork Harbour Special Protection</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments. New developments which involve industrial discharges 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 SPA.
Whitegate 0-01	MN 03.05.10	Passive open space where existing land uses will remain largely unchanged.	Modify wording of objective.	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.
Whitegate 0-02	MN 03.05.11	Passive open space where existing land uses will remain largely unchanged.	Modify wording of objective.	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				Area and is not suitable for development.
Whitegate 0-03	MN 03.05.12	Maintain existing sports facilities and active recreation uses. 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.	Maintain existing sports facilities and active recreation uses. This zone is within Cork Harbour Special Protection Area and is not suitable for 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.
Whitegate 0-04	MN 03.05.13	Passive open space where existing land uses will remain largely unchanged. The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and	Modify wording of objective.	Passive open space where existing land uses will remain largely unchanged. This zone is within Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		physical separation between the village of Aghada and industrial areas to the west..		attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.
Whitegate 0-05	MN 03.05.14	Passive open space where existing land uses will remain largely unchanged.The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west..	Modify wording of objective.	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.
Whitegate 0-07	MN 03.05.15	Passive open space where existing land uses will remain largely unchanged.The area makes a significant contribution to attractiveness of longer distance views from the Cobh area	Modify wording of objective.	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. The

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		and provides important visual and physical separation between the village of Whitegate and industrial areas to the north and east..		area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Whitegate and industrial areas to the north and east.
Whitegate 0-08	MN 03.05.16	Passive open space.	Modify wording of objective.	Passive open space. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.
Whitegate 0-9	MN 03.05.17	Maintain existing play area.	Modify wording of objective.	Maintain existing play area. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.
Whitegate 0-11	MN 03.05.18	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	Modify wording of objective.	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged. This zone is adjacent to Cork Harbour Special

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				Protection Area and is not suitable for development.
Whitegate 0-12	MN 03.05.19	Maintain existing sports facilities and active recreation uses. .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.	Maintain existing sports facilities and active recreation uses. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for 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.
Whitegate 0-13	MN 03.05.20	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. . Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	Modify wording of objective.	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. Proposals for the

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				long term maintenance and management of the mature trees on the site will be encouraged.
Whitegate 0-15	MN 03.05.21	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. . Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	Modify wording of objective.	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.
Whitegate C-01	MN 03.05.22	Provision for extension to	Modify wording of objective.	Provision for extension to primary school. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals in this zone will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				only proceed where it can be shown that they will not have significant negative impact on these.
Whitegate U-01	MN 03.05.23	Pedestrian walk from Rostellan Wood along the shore of Cork Harbour.	Modify wording of objective.	Pedestrian walk from Rostellan Wood along the shore of Cork Harbour. The proposed walk is adjacent to Cork Harbour Special Protection Area will be likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.
Castlemartyr DB-02	MN 03.06.03	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin	Modify wording of objective.	a) In order to secure the population growth and supporting development proposed in DB -01, 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 appropriate assessment of draft plan	Changes made to plan arising from AA process
		Management Plan needs to be provided in tandem with the development , and where applicable protect the integrity of Natura 2000 sites		<p>Management Plan and the protection of Ballymacoda 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 be required for developments within this area.</p> <p><i>b) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</i></p>
Ballycotton DB-02	MN 03.09.01	In order to secure the population growth and supporting development	Modify wording of objective.	In order to secure the population growth and supporting development

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		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.		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 Ballycotton 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.
Ballycotton DB-03	MN 03.09.02	In the absence of these services, a maximum of 5 individual dwellings may be permitted subject to normal	Modify wording of objective.	In the absence of these services, a maximum of 5 individual dwellings may be permitted subject to normal

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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 Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>		<p>proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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 Ballycotton Bay Special Protection Area. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>
Ballycotton DB-11	MN 03.09.03	N/A	Insert new objective	<p>This settlement is adjacent to Ballycotton Bay Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				protection and enhancement of biodiversity generally.
Ballycotton 0-01	MN 03.09.04	Passive open space. This coastal site is important to the settling of the village There is a presumption against development on these lands because of the importance of preserving views over the wider coastal area.	Modify wording of objective.	Passive open space. This coastal site is important to the settling of the village and within Ballycotton Bay Special Protection Area. There is a presumption against development on these lands because of the importance of preserving views over the wider coastal area and in the interests of protection of the species for which the SPA is designated.
Ballymacoda DB-02	MN 03.10.01	In order to secure the population growth and supporting 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	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 infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Ballymacoda Bay Special Area of Conservation, must

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		protect the integrity of Natura 2000 sites.		<p>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.</p> <p><i>b) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</i></p>
Ballymacoda DB-03	MN 03.10.02	In the absence of these services, development should be limited to 5 dwelling units, subject to normal proper planning and sustainable development	Modify wording of objective.	In the absence of these services, development should be limited to 5 dwelling units, subject to normal proper planning and sustainable development

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>		<p>considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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 Ballymacoda Bay Special Area of Conservation. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>
Ballymacoda DB-10	MN 03.10.03	N/A	Insert new objective	<p>This settlement is adjacent to Ballymacoda Bay 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>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
Dungourney DB-03	MN 03.12.01	In order to secure the population growth and supporting 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, needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.	Modify wording of objective.	a) In order to secure the population growth and supporting 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 the Great Island Channel Special Area of Conservation and Cork Harbour 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

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>within this area.</p> <p><i>b) It is an objective that all development connect to the current public drinking water supply.</i></p> <p><i>c) In the absence of a wastewater treatment plant, development shall be limited to 5 individual dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</i></p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
Ladysbridge DB-02	MN 03.14.01	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management , needs to provided in tandem with development, and where applicable protect the integrity of Natura 2000 sites.	Modify wording of objective.	a) In order to secure the population growth and supporting 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 Ballymacoda 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 be required for developments within this area.

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<i>b) All development should be connected to the public water supply and wastewater treatment plan and make adequate provisions for stormwater storage and disposal.</i>
Saleen DB-03	MN 03.16.02	<p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management , needs to provided in tandem with development, and where applicable protect the integrity of Natura 2000 sites.</p> <p>It is an objective that all development connects to the current public drinking water supply.</p> <p>In the absence of these services, development shall be limited to 10 individual dwelling units, subject to</p>	Modify wording of objective.	<p>a) In order to secure the population growth and supporting 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 Cork Harbour 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</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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 Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>		<p>required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>b) It is an objective that all development connects to the current public drinking water supply.</p> <p>c) In the absence of these services, development shall be limited to 10 individual dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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 the</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>adjacent Special Protection Area. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>
Saleen 0-01	MN 03.16.03	<p>Passive open space to provide for a long term mature landscape setting for the village. Proposals for the long term maintenance and management of the woodland and its use for informal recreation will be encouraged. The existing amenity walk shall be retained.</p>	<p>Modify wording of objective.</p>	<p>Passive open space to provide for a long term mature landscape setting for the village. Proposals for the long term maintenance and management of the woodland and its use for informal recreation will be encouraged. The existing amenity walk shall be retained.</p> <p>Development proposals for the amenity walk. 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.</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
Saleen U-01	MN 03.16.04	Develop and maintain amenity walk..	Modify wording of objective.	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area 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 this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.
Saleen U-02	MN 03.16.05	Develop and maintain amenity walk	Modify wording of objective.	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area 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 this walk may only proceed where it can be shown that they will not have

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				significant negative impact on the SPA.
Saleen U-03	MN 03.16.06	Develop and maintain amenity walk	Modify wording of objective.	Develop and maintain amenity walk The proposed walk is adjacent to Cork Harbour Special Protection Area 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 this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.
Shanagarry/Garryvoe DB-02	MN 03.17.01	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management , needs to provided in tandem with	Modify wording of objective.	a) In order to secure the population growth and supporting 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 Ballycotton Bay

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		development, and where applicable protect the integrity of Natura 2000 sites.		<p>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.</p> <p><i>b) All development should be connected to the public water supply, and make adequate provisions for storm water storage and disposal.</i></p>
Shanagarry/Garryvoe DB-03	MN 03.17.02	In the absence of these services, development shall be limited to 15 individual dwelling units, subject to normal proper planning and sustainable development	Modify wording of objective.	In the absence of these services, development shall be limited to 15 individual dwelling units, subject to normal proper planning and sustainable development

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>		<p>considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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 the Ballycotton Bay Special Protection Area. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p>
Shanagarry/Garryvoe 0-01	MN 03.17.03	<p>Passive Open Space: protection of the drainage role of these lands (and the wildlife habitats supported by the marsh) and preservation of the scenic amenities, with a presumption against development..</p>	<p>Modify wording of objective.</p>	<p>Passive Open Space: Protection of the drainage role of these lands (and the wildlife habitats and species of Ballycotton Bay Special Protection Area) and preservation of the scenic amenities, with a presumption against development..</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
Ballincurrig DB-03	MN 03.18.01	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management , needs to provided in tandem with development, and where applicable protect the integrity of Natura 2000 sites.	Modify wording of objective.	<p>a) In order to secure the population growth and supporting 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 Great Island Channel 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.</p> <p><i>b) It is an objective that all development</i></p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p><i>connect to the current public drinking supply.</i></p> <p><i>c) In the absence of these services, each dwelling unit shall be served by a private individual treatment until and shall provide a sustainable properly maintained private water supply, unless a public supply is available. 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. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</i></p>
Lisgoold DB-03	MN 03.25.01	It is an objective that all development connects to the current mains drinking water supply.	Modify wording of objective.	<p>a) In order to secure the population growth and supporting 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</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
				<p>and the protection of Great Island Channel 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.</p> <p>b) It is an objective that all development connect to the existing mains drinking water supply.</p>
X-01 Marino Point	MN 03.38.01	It is an objective of this plan to facilitate the development of this site for port related industrial development. The following considerations will apply to any	Modify wording of objective.	It is an objective of this plan to facilitate the development of this site for port related industrial development. The following considerations will apply to any

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		<p>proposals for development:</p> <ul style="list-style-type: none"> • Development shall be confined to the built footprint, and utilisation of, the existing industrial installations and marine based infrastructure; • Development involving significant traffic volumes will not be permitted, pending the upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh. • Existing recorded monuments on site shall be protected. <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>		<p>proposals for development:</p> <ul style="list-style-type: none"> • Development shall be confined to the built footprint, and utilisation of, the existing industrial installations and marine based infrastructure; • <i>Apart from new berthing and unloading facilities, development will be confined to the existing reclaimed area</i> • Development involving significant traffic volumes will not be permitted, pending the upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh. • Existing recorded monuments on site shall be protected. <p>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. New developments will require the provision</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from appropriate assessment of draft plan	Changes made to plan arising from AA process
		objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.		<p>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 and SPA.</p> <p><i>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.</i></p>
X-01 Marino Point	MN 03.38.02		Reduce zoned area to exclude Special Area of Conservation from area zoned as X-01.	

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 (see **Table 3.4** below). A number of potential impacts on Natura 2000 sites were identified which could arise from proposed amendments to the plan. These include issues relating to the potential for impact on water quality arising from increased population targets in Cloyne; proposed new zonings adjacent to designated sites in Carrigtwohill, Midleton Environs and Ballycotton; the reinstatement of zonings from the 2005 plan previously removed on grounds of flood risk in Carrigtwohill; Midleton Environs and Whitegate; and a new proposal to provide for strategic port functions at the I-04 and X-01 sites in Whitegate. Recommendations were made in the second Natura Impact Report to modify these proposals as shown in **Table 3.5** below.

Table 3.4 Assessment of potential for impact of proposed amendments to Midleton 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.	y	MN.01.06.01	Cloyne	Great Island Channel SAC	This amendment sets down the position in relation to permissions granted under the 2005 LAP, stating that the Council will support the provision of all housing units granted under that plan. In the case of the settlements identified in this table, there is a possibility that the number of units which could be developed will exceed the capacity of the existing waste water infrastructure to cater for, assuming	Potential impacts on water quality, species and habitats.

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
					that all existing permissions will be built as well as those provided for in draft plan. All of these settlements are within the catchment of the Blackwater River Special Area of Conservation.	
Proposed new zonings within Natura 2000 sites.	N	n/a	n/a	n/a	n/a	n/a
New zonings or expansion of development boundaries adjacent to Natura 2000 sites.	Y	MN 03.01.03	Carrigtwohill	Great Island Channel Special Area of Conservation	Zoning of land for business use (B-04) to reflect extant permission on site. Site is adjacent to SAC.	Potential for development at this site to give rise to impacts on the adjacent Special Area of Conservation. Water quality issues of particular concern. Current permission on site was granted following appropriate

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
						assessment. Further development at the site would also be subject to AA.
		MN.03.01.09	Carrigtwohill	Great Island Channel Special Area of Conservation	Inclusion of small area of land into B-02 business zoning.	Potential for development at this site could give rise to impacts on the adjacent Special Area of Conservation. Water quality issues of particular concern.
		MN.03.01.47	Carrigtwohill	Great Island Channel	New industrial zoning I-07, within area susceptible to flooding adjacent to SAC.	Potential for development at this site to give rise to impacts on the adjacent Special Area of Conservation. Water quality issues of particular concern.
		MN 03.03.03	Midleton Environs	Great Island Channel	New Special Policy Area X-05 to provide for mixed use residential and office development.	This zone is adjacent to the Owenacurra River. While already built up, further development here, could give rise to impacts on the river and could have

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
						consequential impacts for the Great Island Channel which is downstream.
		MN 03.05.05	Midleton Environs	Great Island Channel SAC	Changes zoning from Industrial to Business.	This zone is in an area that has been identified to be susceptible to flooding and is within 700 metres of the Special Area of Conservation. There is a potential for development in this zone to give rise to impacts on water quality in the nearby estuary.
		MN 03.09.05	Ballycotton	Ballycotton Bay SPA,	To expand the development boundary of the village to include land which is immediately adjacent to the SPA and close the SAC.	The expansion of the development boundary in this zone potentially provides for development in this sensitive coastal area. This could have impacts on habitats and could give rise to disturbance to species for which the SPA is designated.
		MN.03.39.02	Redbarn	Ballymacoda Bay SPA	New special policy area zoning X-02 to provide for	Could give rise to disturbance impacts on SPA as well as impacts on

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
					expansion of caravan park.	habitats in the SAC.
Re-instatement of areas from 2005 plan into development boundaries, previously removed on grounds of flood risk which could have impacts on Natura 2000 sites.	Y	MN.03.01.01	Carrigtwohill	Great Island Channel SAC	Reinstatement of industrial zonings I-05 and I-06 at Millipore and on the IDA industrial site. Millipore site is adjacent to Special Area of Conservation. IDA site is close to SAC and parts of this site are prone to flooding.	Potential impacts on water quality arising from industrial discharges and overflow of storm/surfacewater.
		MN 03.03.01	Midleton Environs	Great Island Channel SAC	Reinstatement of town centre zoning to provide for primary school.	Potential impacts on water quality arising from and overflow of storm/surfacewater.
		MN.03.03.14	Midleton Environs	Great Island Channel SAC	Re-instatement of residential zoning R-02 on an area which has been identified as being liable	Potential impacts on water quality within the SAC.

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of proposed amendment	Potential Impact
					to flooding. This area is within 1km of the Special Area of Conservation.	
		MN.03.05.01	Whitegate/Aghada	Cork Harbour SPA	Re-instatement of industrial zoning on ESB lands	Development in the location has the potential to have an impact on the adjacent Special Protection Area by causing disturbance to wintering birds.
Recommendations from NIR I not included in amendments.	N	n/a	n/a	n/a	n/a	n/a
Other amendments that may give rise to impacts on Natura 2000 sites.	Y	MN.03.05.02	Whitegate/Aghada	Cork Harbour SPA	Change to text to include provision for strategic port functions to locate to Whitegate to be developed at the I-04 or X-01 sites.	Port related activity in these zones could give rise to impacts on birds.

3.3.2 Twenty one 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 Midleton 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 Midleton 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 25th July 2011.

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

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
Cloyne DB-02	MN 01.06.01	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management , needs to provided in tandem with development, and where applicable protect the integrity of Natura 2000 sites	Modify wording of amendment.	<p>In order to secure the population growth and supporting development proposed in DB -01 a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Cork Harbour SPA, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>All new housing developments shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p>
Carrigtwohill I-05 & I-06	MN 03.01.01	Re-instatement of industrial zonings on IDA industrial estate and Millipore site containing established industries in order to support the continued	Modify wording of amendment.	Objective I-05 IDA Site Maintain existing industrial uses. This zone is close to the Great Island Channel Special Area of Conservation and the

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
		<p>operation, and where necessary, the expansion of these establishments. The new objectives will read as follows:</p> <p>Objective 1-05 Maintain existing industrial uses.</p> <p>Objective I-06 Maintain existing industrial uses.</p>		<p>Cork Harbour Special Protection Area and parts of the zone are susceptible to 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. Development proposals must provide for sufficient stormwater and surface water attenuation and are likely to require the provision of ecological assessments which comply with Article 6 of the Habitats Directive. New developments which involve industrial discharges 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</p>

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
				<p>that they will not have significant negative impact on the SAC or on the SPA.</p> <p>Objective I-06 Millipore Site.</p> <p>Maintain existing industrial uses. This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater and surface water attenuation and are likely to require the provision of ecological assessments which comply with Article 6 of the Habitats Directive. New developments which involve industrial discharges 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</p>

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
				impact on the SAC and on the SPA.
Carrigtwohill B-04	MN 03.01.03	Objective B-04 Business development excluding non retail general offices and car showrooms. Proposals for the site will have due regard to impacts on the nearby great Island Channel SAC and shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.	Modify wording of amendment..	Business development excluding non-retail general offices and car showrooms. Proposals for the site will have due regard to impacts on the nearby Great Island Channel SAC and shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking. This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater and surface water attenuation and may require the provision of ecological assessments. New developments which involve industrial discharges will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
				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.
Midleton Environs T-01	MN 03.03.01	Re-instatement of town centre zoning on Market Green site within the town. The town centre zoning T-01 will read as follows: Objective T-01 Town centre development. Consideration will be given to the siting of a primary school on part of this site subject to proper planning and sustainable development considerations.	Modify wording of amendment..	Re-instatement of town centre zoning on Market Green site within the town. The town centre zoning T-01 will read as follows: Objective T-01 Town centre development. Consideration will be given to the siting of a primary school on part of this site subject to proper planning and sustainable development considerations. Development proposals must provide for sufficient stormwater and surface water attenuation in this zone.
Midleton Environs X-05	MN 03.03.03	Removal of lands from the X-01 masterplan site and inclusion of these lands in a new special policy area objective , X-05	Modify wording of amendment.	It is an objective to develop this area for a mixed use residential and office development. Provision may also be made for:

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
		<p>It is an objective to develop this area for a mixed use residential and office development. Provision may also be made for:</p> <p>4. Small scale retail units at ground floor level</p> <p>5. Commercial and residential uses at upper floor levels appropriate to a mixed use urban neighbourhood.</p> <p>Access to these lands shall be from a single access on to the Northern Relief Road. Pedestrian and cyclist linkages shall be provided along the Owenacurra River.</p> <p>Parts of this site are at risk of flooding. Any development proposal 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</p>		<p>6. Small scale retail units at ground floor level</p> <p>7. Commercial and residential uses at upper floor levels appropriate to a mixed use urban neighbourhood.</p> <p>Access to these lands shall be from a single access on to the Northern Relief Road. Pedestrian and cyclist linkages shall be provided along the Owenacurra River.</p> <p>Parts of this site are at risk of flooding. Any development proposal 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. As this zone is within the floodplain of the Owenacurra River and is upstream from the Great Island Channel Special Area of Conservation, any development proposals</p>

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
		described in objectives FD 1-4, 1-5 and 1-6 in section 1 of this plan		are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.
Midleton Environs I-01 to B-01	MN 03.03.05	Delete 3.4.16 and the I-01 zoning and include a new section on Business and a new business zoning B-01 at Baneshane. 3.4.16 It is important to retain the stand alone site at Baneshane but the objective has been widened to allow for general industry warehousing and distribution proposals to which this site is also suited. Objective I-01 Large scale industry and general industry including warehousing and distribution. A 20m	Modify wording of amendment.	Delete 3.4.16 and the I-01 zoning and include a new section on Business and a new business zoning B-01 at Baneshane. 3.4.16 It is important to retain the stand alone site at Baneshane but the objective has been widened to allow for general industry warehousing and distribution proposals to which this site is also suited. Objective I-01 Large scale industry and general industry including warehousing and distribution. A 20m

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
		<p>tree planted buffer shall be provided along the northern site boundary.</p> <p>Business While there are a number of industrial sites identified, it is also important that Middleton has a suitable supply of business land to cater for development at the smaller scale end of industry and of a format that has become more typical in the modern economy. A site has been identified at Baneshane, formally an industrial zoned site, which is considered suitable for this type of development.</p> <p>Objective B-01 Business development, including office development not suited to town centre or edge of centre locations. A 20 m tree planted buffer shall be provided along the northern site boundary with the N25.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be</p>		<p>tree planted buffer shall be provided along the northern site boundary.</p> <p>Business While there are a number of industrial sites identified, it is also important that Middleton has a suitable supply of business land to cater for development at the smaller scale end of industry and of a format that has become more typical in the modern economy. A site has been identified at Baneshane, formally an industrial zoned site, which is considered suitable for this type of development.</p> <p>Objective B-01 Business development, including office development not suited to town centre or edge of centre locations. A 20 m tree planted buffer shall be provided along the northern site boundary with the N25.</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</p>

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
		<p>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>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>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>As this zone has been identified as being susceptible to flooding and is upstream from the Great Island Channel Special Area of Conservation, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a</p>

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
				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.
Midleton Environs R-02	MN 03.03.14	Re-instate the residential zoning on those lands to the north of R-01 that were included in the R-02 zoning in the 2005 Plan	Modify wording of amendment..	R-02 residential zoning. The flood risk assessment has identified parts of this site as being 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. As this zone is within the floodplain of the Owenacurra River and upstream from the Great Island Channel Special Area of Conservation, development proposals

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
				<p>may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p>
Whitegate/ Aghada Para 1.4.10	MN 03.05.02	The Port of Cork's Strategic Development Plan identifies Whitegate as a potential location for port operations, related in particular to bulk liquid trades. It is recognised that new port facilities may be required at Whitegate to cater for the additional port-related development that may be developed within the I-04 or X-01 sites	Inclusion of additional text after paragraph 1.4.10..	The Port of Cork's Strategic Development Plan identifies Whitegate as a potential location for port operations, related in particular to bulk liquid trades. It is recognised that new port facilities may be required at Whitegate to cater for the additional port-related development that may be developed within the I-04 or X-01 sites. Any such development must comply with the provisions of Article 6 of the Habitats Directive. Sustainable Urban Drainage

Obj No.	Amendment Ref	Proposed amendment	Recommendation from appropriate assessment of proposed amendment.	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold).
				Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.
Ballycotton DB-12	MN 03.09.05	Include additional lands in the development boundary	Modify boundary to reduce area of land to be included within the development boundary. Modify wording of objective.	Modify DB-11 as follows: This settlement is adjacent to Ballycotton Bay Special Protection Area. Proposed development within settlement in the area adjacent to the SPA is likely to require provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the SPA. A buffer zone is likely to be required to be maintained between the SPA and any new development. The size and nature of this buffer will be determined at project level. 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.

4 Appropriate Assessment Conclusion – Finding of No Significant Effects Matrix

Information Relating To The Plan And Natura Sites Within Potential Impact Zone	
Plan name	Midleton EA Local Area Plan, 2011
Natura 2000 sites within potential impact zone of the plan	<p>Special Areas of Conservation: Ballymacoda (Clonpriest and Pillmore) SAC 000077; Great Island Channel SAC 001058; Blackwater River (Cork/Waterford) SAC 002170.</p> <p>Special Protection Areas: Ballycotton Bay SPA 004022; Blackwater Estuary SPA 004028; Cork Harbour SPA 004030; River Blackwater Callows SPA 004094.</p>
Description of the plan	<p>The Midleton 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 Midleton 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 Midleton 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>
Is the	No

<p>proposed plan directly connected with or necessary to the management of the Natura 2000 sites identified above</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 were identified for Ballymacoda Clonpriest and Pilmore, Great Island Channel and Blackwater River Special Areas of Conservation and for Ballycotton Bay, Blackwater Estuary and Cork Harbour Special Protection Areas. The following are the key issues which are considered to be of importance in maintaining the integrity of these sites, which could be affected by this plan.</p> <table border="0" data-bbox="487 903 1429 1554"> <thead> <tr> <th data-bbox="487 903 860 945">Potential Impacts</th> <th data-bbox="860 903 1429 945">Activities which could give rise to these</th> </tr> </thead> <tbody> <tr> <td data-bbox="487 966 860 1050">Impacts on water quality and levels.</td> <td data-bbox="860 966 1429 1113">Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.</td> </tr> <tr> <td data-bbox="487 1155 860 1302">Direct impacts on habitats giving rise to habitat loss, deterioration or fragmentation.</td> <td data-bbox="860 1155 1429 1260">Zoning of land within Natura 2000 sites, extension of settlement boundaries into Natura 2000 sites.</td> </tr> <tr> <td data-bbox="487 1323 860 1365">Disturbance to species.</td> <td data-bbox="860 1323 1429 1554">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 Cork Harbour SPA at Saleen and Whitegate/Aghada</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, extension of settlement boundaries into Natura 2000 sites.	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 Cork Harbour SPA at Saleen and Whitegate/Aghada
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, extension of settlement boundaries into Natura 2000 sites.								
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 Cork Harbour SPA at Saleen and Whitegate/Aghada								
<p>Are there other projects or plans that together with the plan being</p>	<p>Cork County Development Plan 2009. Development provided for by this plan (chap 4) could give rise to cumulative impacts on water quality in the Blackwater River Special Area of Conservation.</p> <p>Kerry County Development Plan, 2009. Development provided for by this plan (chap 3) could give rise to additional pressure on water quality Blackwater River SAC.</p>								

<p>assessed could affect the site (provide details)</p>	<p>Waterford County Development Plan, 2010. Development provided for in chapter 3 of this plan could give rise to additional pressure on water quality Blackwater River SAC.</p> <p>Development provided for in the Lismore Local Area Plan (2007-2013), Kanturk Electoral Area Local Area Plan, 2011; Fermoy Electoral Area Local Area Plan, 2011; Kanturk Electoral Area Local Area Plan, 2011; Mallow Special Local Area Plan, 2007; Mallow Town Plan 2010-2016; Fermoy 2010; Midleton Town Plan (in draft) and the Youghal Town Plan (2009-2015), will give rise to additional pressures on water quality, increase potential for flood risk, and possibly cause direct impacts on habitats and species in the Blackwater River Special Area of Conservation.</p> <p>Development provided for in the Carrigaline, Blarney and Bandon Electoral Area Local Area Plans 2011 and the Cork City Development Plan 2009-2015 and the Midleton and Cobh Town Plans (both currently under review), will give rise to additional pressures on water quality, increase potential for flood risk, and possibly cause direct impacts on habitats and species in the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</p> <p>Additional disturbance pressures and pressure on habitats used by feeding and/or roosting birds could be caused by increased levels of recreational activity along the shore (walking and cycling routes) and in the harbour (increased numbers of boats, moorings, piers and slipways) as identified in the Marine Leisure Infrastructure Strategy for the Southern Division of Cork County 2010-2020 and the Cork Harbour Study, 2011.</p> <p>Expansion of port related activity as set out in the Port of Cork Strategic Development Plan 2010 could also contribute to additional disturbance pressures on the species for which the Cork Harbour Special Protection Area is designated.</p>
<p>Explain why these effects are not considered significant</p>	<p>Impacts on water quality and levels.</p> <ol style="list-style-type: none"> 1. Modifications were made to policies in the following settlements Cobh, Carrigtwohill, Youghal, Whitegate/Aghada, Castlemartyr, Dungourney, Ladysbridge, Lisgoold and Ballincurrag to ensure that development in the relevant settlements can only proceed when adequate provision has been made for waste water treatment and to make the provision of SUDS and Stormwater Attenuation measures a requirement where necessary. 2. Provision was made for the establishment of buffer zones between development and watercourses susceptible to pollution for the following locations Carrigtwohill B-02 . 3. Modifications were made to the policies relating to the E-02 and E-03 zones in Carrigtwohill and the B-01 and B-02 zones in Youghal where the possibility of development remained open within flood risk zones in catchments of freshwater Natura 2000 sites, to ensure that development

	<p>in such areas would be subject to flood risk and appropriate assessment prior to being authorised.</p> <p>Direct impacts on habitats..</p> <ol style="list-style-type: none"> 4. Alterations were made to the boundaries at Marino Point to exclude areas designated for nature conservation. 5. Modifications were made to the following open space zonings in Whitegate, Ballycotton and Shanagarry/Garryvoe which occur within or adjacent to the Special Protection Areas to clarify that these spaces are not suitable for development. 6. Modifications were 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. 7. A modification was made to a proposed boundary extension amendment at Ballycotton to avoid impacts on the adjacent SPA. <p>Species protection.</p> <ol style="list-style-type: none"> 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. 9. Modifications were made to the wording of the following objectives U-01 and U-02 in Saleens and U-01 in Whitegate 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>Potential impacts arising from policies providing for development on sites close to or within Natura 2000 sites.</p> <ol style="list-style-type: none"> 10. Modifications were made to objectives in Carrigtwohill, Midleton, Youghal, Marino Point, Ballycotton and Whitegate where settlement boundaries are located close to or within Natura 2000 sites and where development could potentially have an impact on these sites. <p>Introduction of new objectives to the plan.</p> <ol style="list-style-type: none"> 11. Two new objectives were included into the plan arising from the AA process. 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</p>	<p>On the basis of the changes set out above, it is concluded that the Midleton EA Local Area Plan will not give rise to impacts on the integrity of the Natura 2000 network.</p>

<p>List of agencies consulted</p>	<p>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 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.</p>
<p>Response to consultation</p>	<p>All of the recommendations made by the NPWS were integrated into the Natura Impact Reports.</p>

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 for impacts on all Natura 2000 sites within the potential impact zone of the plan. Appropriate assessment for those sites where significant impacts could not be ruled out at screening stage.
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 Midleton 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 in certain settlements until sufficient capacity for treatment of waste water is in place to ensure that legal water quality standards are met; to ensure the integration of SUDS and stormwater attenuation into planned developments in specified	The aim of this measure is to protect water quality and minimise flood risk. Its implementation will ensure that there will be no additional nutrient input to designated waterbodies	Implementation will be achieved through the planning process by CCC. Permissions can only be granted for developments within LAP settlements where there is sufficient	For lifetime of plan.	Review progress with planned upgrades for treatment plants. Review planning permissions granted/population increases in specified settlements during lifetime of plan and cross check against individual waste

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>zones (LAS 2-1 and development objectives for a number of specified settlements); and to assess impacts of proposed new industrial waste water discharges to Cork Harbour on Natura 2000 sites prior to the advancement of these.</p>	<p>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>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>Development of stormwater and waste water plan to be agreed with National Parks and Wildlife Service and EPA.</p>		<p>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 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</p>	<p>The aim of these measures is to commit CCC to protecting sites designated for nature conservation and biodiversity generally. This will be achieved by assessing all development proposals provided for by this plan in</p>	<p>This measure will be implemented through the planning process.</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
sites (LAS 2-2, 2-3 and 2-4 and development objectives for a number of specified settlements).	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.			
Removal of designated land from settlement boundaries.	This measure will reduce pressure for development within designated sites.	Measure to be implemented by CCC during plan making stage.	This measure has been implemented.	<p>Establish current 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>

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
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 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.	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 maintenance of a buffer zone between the development site and the Natura 2000 site.	Lifetime of plan.	Establish current level of development and ecological status of identified areas by end of 2011. 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 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	Implementation will be achieved by CCC. Development in these zones should not be	Lifetime of plan.	Establish current level of development and ecological status of identified areas by end of 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
	<p>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 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.</p>	<p>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 planning permissions and to projects proposed by CCC itself.</p>		<p>Review status of these areas at plan review stage to determine if any development or alteration has taken place.</p>
<p>Requirement for provision of ecological reports to be prepared for recreational initiatives where these are within or adjacent to Natura 2000 sites.</p>	<p>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</p>	<p>Implementation will generally be achieved by CCC as most of these developments are completed by the Council. Where walkways or</p>	<p>Lifetime of the plan.</p>	<p>Establish current level of development and ecological status in identified areas by end of 2011.</p> <p>Review status of these areas at plan review stage to</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
	ensure that they are designed in a manner which avoids such impacts.	cyclepaths are planned in or close to Natura 2000 sites, these should only proceed where full assessment of potential impacts on Natura 2000 sites has been completed. This will normally be done as part of the Part 8 process.		determine if any development or alteration has taken place.
Requirement for provision of Natura Impact Statements to be prepared for developments proposed in areas close to and/or within floodplains 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	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	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>particular concern in this regard are zoned areas within Natura 2000 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>	<p>sites within the potential impact zone.</p>		

6 References and Data Used

- Cork County Council, Midleton Draft Electoral Area Local Area Plan, November, 2010.
- Cork County Council, Natura Impact Report on Midleton Draft Electoral Area Local Area Plan, February 2011.
- Cork County Council, Report to Members, Midleton Electoral Area Local Area Plan, Public Consultation Draft, Managers Opinion on the Issues Raised by Submissions and Recommended Amendments, February 2011.
- Cork County Council, Midleton Electoral Area Local Area Plan, Public Consultation Draft, Proposed Amendment to the Draft Plan. April 2011.
- Cork County Council, Natura Impact Report II on proposed amendment to Midleton Electoral Area Local Area Plan, April 2011.
- Cork County Council, Report to Members, Midleton Electoral Area Local Area Plan, Proposed Amendment, Managers Opinion on the Issues Raised by Submissions on proposed Amendments, April 2011.
- Cork County Council, Midleton Electoral Area Local Area Plan, September 2011.
- Cork County Council, Final Natura Impact Report and Conclusion Statement for Midleton Electoral Area Local Area Plan, September 2011.
- Crowe, Olivia. 2005. Ireland's Wetlands and their Waterbirds: Status and Distribution. BirdWatch Ireland.
- Environment, Heritage and Local Government, National Parks and Wildlife Service. 2008. The Status of EU Protected Habitats and Species in Ireland.
- Environment, Heritage and Local Government, National Parks and Wildlife Service. Various Years. Natura 2000 Site Synopses.
- Environment, Heritage and Local Government. 2009. Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities.
- European Communities. 2000. Managing Natura 2000 sites. The provisions of Article 6 of the Habitats Directive 92/43/EEC. Luxemburg.
- European Communities. 2002. 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. Luxemburg.
- South Western River Basin District. 2009. Water Matters Our Plan, South Western River Basin Management Plan (2009-2015).

Appendix I Timetable for making of the Middleton 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 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.	

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
		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.	13 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 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 Fermoy Electoral Area Local Area Plan.	
19 th July	Council meeting to review Managers Report and consider recommendations in relation to		

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
	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.

Colour pages
to be agreed with printer

Colour pages
to be agreed with printer

Middleton Electoral Area Local Area Plan

Environmental Statement

July 2011

Section 1 – Introduction

Terms of Reference

This is the SEA Statement of the **Midleton 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

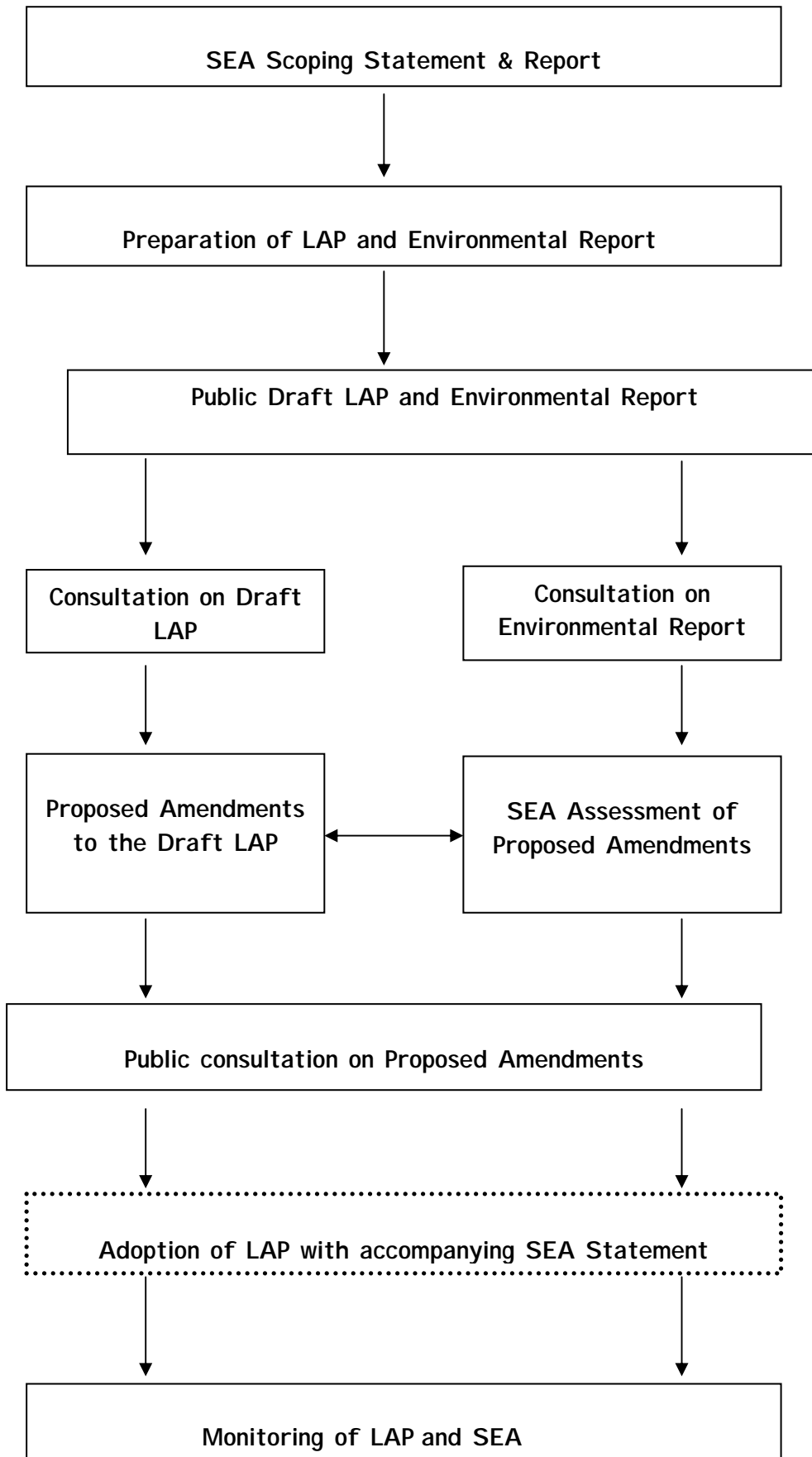
The SEA Statement is required to include information summarising:

- (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 Midleton 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 Midleton 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 Midleton Electoral Area Local Area Plan alongside the SEA Environmental Report during the period of 22nd November 2010 to 12th January 2011. A total of 99 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. 21 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 Midleton 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 Midleton 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 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 conflict 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
MN.03.38.02	Marino Point	X-01

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)	MN 01.10.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.6.4	MN 01.06.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
New Objective	MN 01.06.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.7.9	MN 01.07.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Replace Paragraph 1.7.10 with new text	MN.01.07.02	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	MN.01.07.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Amend Paragraph 1.7.13	MN.01.07.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Replace Objective FD 1-4	MN.01.07.05	Change introduced at Amendment Stage. Previous amendment made at Draft Stage.	Screened Out at Proposed Amendment Stage	Screened Out
Additional text paragraph 2.2.39	MN.02.02.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
LAS 2-1	MN 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	MN.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	MN.02.02.04	Issue Two	Amend wording to objective	New objective LAS 2-3 included in Final Plan
LAS 2-4	MN.02.02.05	Issue Two	Amend wording to objective	New objective LAS 2-4 included in Final Plan
Paragraph 2.2.53	MN.02.02.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-05 and I-06 Carrigtwohill	MN.03.01.01	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
X-01 Carrigtwohill	MN.03.01.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	None recommended
B-04 Carrigtwohill	MN.03.01.03	Issue Two	Amend wording to objective	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
T-03 Carrigtwohill	MN.03.01.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
T-02 Carrigtwohill	MN.03.01.07	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.27 Carrigtwohill	MN.03.01.08	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-02 Carrigtwohill	MN.03.01.09	Amendment to the Draft Plan	Omit extension and change to objective B-01	SEA recommendation was not incorporated in Final Plan
Paragraph 1.3.6 Carrigtwohill	MN.03.01.10	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-01 Carrigtwohill	MN.03.01.11	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Carrigtwohill	MN.03.01.12	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
E-02 Carrigtwohill	MN.03.01.13	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
E-03 Carrigtwohill	MN.03.01.14	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
E-04 Carrigtwohill	MN.03.01.15	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-02 Carrigtwohill	MN.03.01.16	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-03 Carrigtwohill	MN.03.01.17	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
I-03 Carrigtwohill	MN.03.01.18	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-04 Carrigtwohill	MN.03.01.19	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-04 Carrigtwohill	MN.03.01.20	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-02 Carrigtwohill	MN.03.01.21	Issue One	Amend wording to objective	SEA recommendation included in Final Plan
DB-12 Carrigtwohill	MN.03.01.22	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-01 Carrigtwohill	MN.03.01.23	Insert word 'sustainable' in objective.	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final Plan
Paragraph 1.3.14 Carrigtwohill	MN.03.01.24	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.3.16 Carrigtwohill	MN.03.01.25	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-07 Carrigtwohill	MN.03.01.26	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.41 Carrigtwohill	MN.03.01.27	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.49 Carrigtwohill	MN.03.01.28	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.49 Carrigtwohill	MN.03.01.29	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
	MN.03.01.30	Issue Five	Include wording 'the Masterplan should be subject to screening of SEA an AA'	SEA recommendation was not incorporated in Final Plan
Paragraph 1.3.3 Carrigtwohill	MN.03.01.33	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-01 Carrigtwohill	MN.03.01.35	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-03 Carrigtwohill	MN.03.01.36		Include wording 'This should be done in a sustainable manner'	SEA recommendation included in Final Plan
O-01 Carrigtwohill	MN.03.01.39	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
T-01 Carrigtwohill	MN.03.01.40	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.39 Carrigtwohill	MN.03.01.41	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.40 Carrigtwohill	MN.03.01.42	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 1.4.49 Carrigtwohill	MN.03.01.45	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-02 Cobh Environs	MN.03.02.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Ballywilliam, Cobh Environs	MN.03.02.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Cobh Environs	MN.03.02.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-02 Cobh Environs	MN.03.02.04	Issue One	Amend wording to objective	SEA recommendation included in Final Plan
DB-01 Cobh Environs	MN.03.02.05		Include wording 'This should be done in a sustainable manner'	SEA recommendation included in Final Plan
B-01 Cobh Environs	MN.03.02.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
T-01 Midleton Environs	MN.03.03.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
O-01 Midleton Environs	MN.03.03.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-05 Midleton Environs	MN.03.03.03	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraph 3.3.10 Midleton Environs	MN.03.03.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 3.4.16 and B-01 Midleton Environs	MN.03.03.05	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Midleton Environs	MN.03.03.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
E-01 Midleton Environs	MN.03.03.07	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
I-05 Midleton Environs	MN.03.03.08	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
DB-02 Midleton Environs	MN.03.03.09	Issue One and Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-08 Midleton Environs	MN.03.03.10	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
R-07 Midleton Environs	MN.03.03.11	Issue Two	Amend wording to objective	SEA recommendation included in Final Plan and also incorporates HDA recommendation
X-01 Midleton Environs	MN.03.03.12	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
O-06 Midleton Environs	MN.03.03.13	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
North of R-01 Midleton Environs	MN.03.03.14	Reinstate zoning	Omit reinstatement of zoning	SEA recommendation was not incorporated in Final Plan
DB-01 Midleton Environs	MN.03.03.15	Insert word 'sustainable' in objective.	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final Plan
C-01 Midleton Environs	MN.03.03.16	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-01 Midleton Environs	MN.03.03.17	Inclusion of additional lands	Omit inclusion of additional lands	SEA recommendation was not incorporated into Final Plan
O-02 Midleton Environs	MN.03.03.18	Change from open space to residential uses	Omit amendment	SEA recommendation was incorporated into Final Plan
R-01 Midleton Environs	MN.03.03.19	Reinstate zoning	Omit reinstatement of zoning	SEA recommendation was not incorporated in Final Plan
Paragraph 4.2.32 Youghal Environs	MN 03.04.01	Issue Two	Screened Out at Proposed Amendment Stage	Screened Out
Youghal Environs	MN 03.04.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
R-03 and B-03 Youghal Environs	MN 03.04.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-01 Youghal Environs	MN 03.04.04	Issue Two raised at Draft Plan stage	Amend wording to objective. Additional changes made at Amendment Stage were screened out.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-02 Youghal Environs	MN 03.04.05	Issue One	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-07 Youghal Environs	MN 03.04.06	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
B-01 Youghal Environs	MN 03.04.07	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
B-02 Youghal Environs	MN 03.04.08	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraph 4.2.23 Youghal Environs	MN 03.04.09	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
DB-01 Youghal Environs	MN.03.04.10	Insert word 'sustainable' in objective.	Amend wording to objective at proposed Amendment Stage	SEA recommendation included in Final Plan
I-01 Youghal Environs	MN.03.04.11	Inclusion of additional lands	Omit inclusion of additional lands	SEA recommendation was not incorporated into Final Plan
I-05 and I-06 Whitegate/Aghada	MN.03.05.01	Issue Two raised at Draft Plan Stage	Amend wording to objective. Additional changes made at Amendment Stage were screened out.	SEA recommendation included in Final Plan
Paragraph 1.4.10 Whitegate/Aghada	MN.03.05.02	Include additional wording 'These facilities should be provided in a sustainable manner'	Amend wording to text	SEA recommendation included in Final Plan
I-04 Whitegate/Aghada	MN.03.05.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
X-01 Whitegate/Aghada	MN.03.05.04	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraphs 1.2.19 and 1.3.4 Whitegate/Aghada	MN.03.05.05	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Whitegate/Aghada	MN.03.05.06	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-02 Whitegate/Aghada	MN.03.05.07	Issue One	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-07 Whitegate/Aghada	MN 03.05.08	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
I-02 Whitegate/Aghada	MN 03.05.09	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-01 Whitegate/Aghada	MN 03.05.10	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-02 Whitegate/Aghada	MN 03.05.11	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-03 Whitegate/Aghada	MN 03.05.12	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-04 Whitegate/Aghada	MN 03.05.13	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-05 Whitegate/Aghada	MN 03.05.14	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-07 Whitegate/Aghada	MN 03.05.15	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-08 Whitegate/Aghada	MN 03.05.16	Issue Two	Amend wording to objective.	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
O-09 Whitegate/Aghada	MN 03.05.17	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-11 Whitegate/Aghada	MN 03.05.18	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-12 Whitegate/Aghada	MN 03.05.19	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-13 Whitegate/Aghada	MN 03.05.20	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-15 Whitegate/Aghada	MN 03.05.21	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
C-01 Whitegate/Aghada	MN 03.05.22	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-01 Whitegate/Aghada	MN 03.05.23	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-01 Castlemartyr	MN 03.06.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-01 Castlemartyr	MN 03.06.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-02 Castlemartyr	MN.03.06.03	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
New paragraph Castlemartyr	MN.03.06.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Cloyne	MN.03.07.01	Inclusion of additional lands	Omit Amendment	SEA recommendation included in Final Plan
U-03 Cloyne	MN.03.07.02	Include new objective U-03	Omit Amendment	SEA recommendation included in Final Plan
DB-02 Cloyne	MN.03.07.03	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Paragraph 4.2.12 Killeagh	MN.03.08.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
U-03 Killeagh	MN.03.08.02	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
B-01 Killeagh	MN.03.08.03	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
New paragraph Killeagh	MN.03.08.04	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-02 Ballycotton	MN.03.09.01	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-03 Ballycotton	MN.03.09.02	Issue Two and Three	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
				recommendation
DB-11 Ballycotton	MN.03.09.03	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-01 Ballycotton	MN.03.09.04	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
Ballycotton	MN.03.09.05	Include additional lands	Omit amendment	SEA recommendation was not incorporated into Final Plan
O-03 Ballycotton	MN.03.09.06	Include new zoning O-03	Omit amendment	SEA recommendation included in Final Plan
DB-02 Ballymacoda	MN 03.10.01	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-03 Ballymacoda	MN 03.10.02	Issue Two and Three	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-10 Ballymacoda	MN 03.10.03	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-03 Dungourney	MN 03.12.01	Issue One, Two and Three	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-02 Ladysbridge	MN 03.14.01	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
New Paragraph Mogeely	MN.03.15.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Mogeely	MN.03.15.02	Include additional lands within development boundary	Omit amendment	SEA recommendation was not incorporated into Final Plan
Saleen	MN.03.16.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
DB-03 Saleen	MN.03.16.02	Issue One and Three	Amend wording to objective.	SEA recommendation included in Final Plan
O-01 Saleen	MN.03.16.03	Issue Two and Seven	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-01 Saleen	MN.03.16.04	Issue Two and Seven	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-02 Saleen	MN.03.16.05	Issue Two and Seven	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
U-03 Saleen	MN.03.16.06	Issue Two and Seven	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-02 Shanagarry/Garryvoe	MN.03.17.01	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
				recommendation
DB-03 Shanagarry/Garryvoe	MN.03.17.02	Issue Three	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
O-01 Shanagarry/Garryvoe	MN.03.17.03	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
DB-03 Ballincurrig	MN.03.18.01	Issue One and Three	Amend wording to objective.	SEA recommendation included in Final Plan
Paragraph 19.4.4 Gortaroo	MN.03.23.01	Issue Two	Include 'in a sustainable manner'	SEA recommendation included in Final Plan
DB-03 Lisgoold	MN.03.25.01	Issue One and Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
X-01 Marino Point	MN.03.38.02	Issue Two	Amend wording to objective.	SEA recommendation included in Final Plan and also incorporates HDA recommendation
X-01 Marino Point	MN.03.38.01	Issue Two	Remove part of X-01 which are located within the SAC	Lands within SAC removed from X-01 site
Marino Point	MN.03.38.01	Change introduced at Amendment Stage	Screened Out at Proposed Amendment Stage	Screened Out
Paragraph 35.1.2 Redbarn	MN.03.39.01	Issue Two	Include 'in a sustainable manner'	SEA recommendation included in Final Plan
X-02 Redbarn	MN.03.39.02	Additional lands to be included within the development boundary	Omit amendment	SEA recommendation was not incorporated into Final Plan

***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. Twenty 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 Midleton 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. 99 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.</p> <p>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. The overall comment relates to the lack of integration of the environmental</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>

	<p>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>	
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 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>	<p>Many of the recommendations made have been incorporated through amendments to overall and site specific objectives of the plan.</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. 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</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>

	<p>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 though 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>	
--	--	--

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

21 submissions were received during the public consultation period of the proposed amendments to the Draft Midleton 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	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>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.</p> <p>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 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.</p>	
--	---	--

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 **Midleton** Electoral Area, 3 alternative scenarios were identified that could achieve the level of growth targeted for the **Midleton** 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;

1. **High Urban and Modest 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 growth in the smaller settlements.
2. **High Growth in Towns and Smaller Settlements on the Rail Corridor** promotes population growth in settlements along the rail corridor, the main towns of Carrigtwohill, Midleton and Cobh but also including the smaller settlements of Belvelly, Carrigaloe and Marino Point. In this scenario, development in settlements not on the rail corridor would be limited. This approach would seek to maximise the opportunities for higher growth supported by the Cork Suburban Rail Network.
3. **Amend settlement hierarchy and revise growth in fewer areas in line with infrastructural provision** – this alternative is to amend the number of settlements within the electoral area, reducing the number of smaller settlements, and targeting growth in a fewer number of locations where appropriate infrastructure is in place.

Findings of Scenario Evaluation

It was considered that Scenario 3 was the least preferred Scenario from an environmental perspective. Scenario 1 and 2 are quite similar in that they proposed 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 found that **Scenario 2** was the preferred Scenario from an environmental perspective but there remained serious concerns over the provision of

infrastructure in a timely manner to accommodate the proposed population targets. However **Scenarios 1** was the preferred scenario in the LAP thus mitigation measures were required and these 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 below 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 Obj	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	-	+	-	-	-	0	+	
Option 2	+	+	0	?	?	+	+	Least likely to have significant cumulative effects
Option 3	-	-	-	-	-	-	-	Most likely to have significant cumulative effects
Key: + likely to have no significant effect - likely to have a negative effect 0 neutral ? uncertain								

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 preparation stage of the plan.

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.

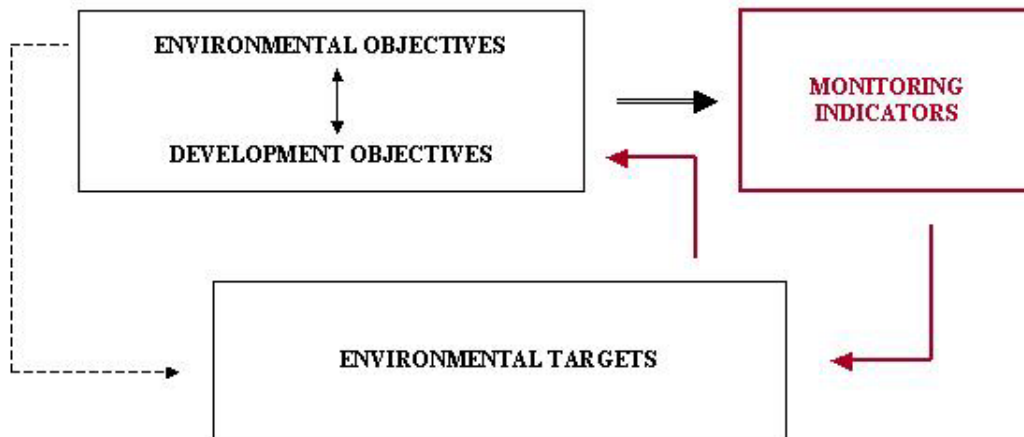


Figure 2

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

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
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 Objective: Youghal Environs X-01 and E-02 Carrigtwohill . 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 which are operating at over capacity and discharge within or upstream from Natura 2000 sites with water dependant habitats or species.	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

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
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
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.	<p>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.</p> <p>% of municipal wastewater discharges achieving secondary and tertiary treatment in the electoral area.</p> <p>Q values recorded downstream from</p>	Water Framework Directive: RBD's, 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
			existing wastewater treatment plants.		
	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
A1	Maintain and where possible improve air quality standards through	To remain within good air quality standards	Air quality monitoring standards within the County.	EPA	Dependent on external information

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
	the reduction of emissions through the promotion of sustainable commuting				
		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
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	EPA, Engineering 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
			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.		
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
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	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	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

<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
		their setting of identified in the Sites and Monuments Record (SMR) and the Record of Monuments (RMP).	by development granted planning permission.		
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 Main Towns in the Electoral Area.	Number of passive and active recreational uses (including sporting facilities) that have been provided and made available to public within the development boundary of Main	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>
			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</u> 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
MN 01.10.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.06.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.06.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.07.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.07.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.07.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.07.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 01.07.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 02.02.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 02.02.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 02.02.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1				Screened Out

SEA Screening of the Proposed Amendments

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
	M1 W2				
MN 02.02.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 02.02.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 02.02.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.09			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified

SEA Screening of the Proposed Amendments

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
MN 03.01.10	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.11	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.12	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.13	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.14	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.15	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.16	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.17	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.18	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.19	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.20	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1				Screened Out

SEA Screening of the Proposed Amendments

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
	M1 W2				
MN 03.01.21	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.22	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.23	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.24	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.25	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.26	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.27	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.28	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.29	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.30			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
MN 03.01.31	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1				Screened Out

SEA Screening of the Proposed Amendments

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
	M1 W2				
MN 03.01.32	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.33	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.34	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.35	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.36			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
MN 03.01.37	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.38	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.39	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.40	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.41	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SEA Screening of the Proposed Amendments

Proposed Amendment	<u>No likely</u> 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
Proposed Amendment	<u>No likely</u> 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
MN 03.01.42	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.43	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.44	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.45	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.46	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.01.47	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.02.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.02.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.02.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SEA Screening of the Proposed Amendments

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
MN 03.02.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.02.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.02.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1				Screened Out

SEA Screening of the Proposed Amendments

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
	M1 W2				
MN 03.03.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.10	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.11	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.12	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.13	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.14	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.03.15	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.16	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.03.17	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified

SEA Screening of the Proposed Amendments

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
MN 03.03.18			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
MN 03.04.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.10	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.04.11	B2		B1 S1 W1 PH1 PH2 A1 A2		Possible environmental

SEA Screening of the Proposed Amendments

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
			CH1 L1 M1 W2		effects identified
MN 03.05.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.02			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
MN 03.05.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.10	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.11	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SEA Screening of the Proposed Amendments

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
MN 03.05.12	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.13	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.14	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.15	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.16	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.17	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.18	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.19	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.20	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.21	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.05.22	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SEA Screening of the Proposed Amendments

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
MN 03.05.23	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.06.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.06.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.06.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.06.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.07.01	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.07.02	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.08.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.08.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.08.03			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified

SEA Screening of the Proposed Amendments

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
MN 03.08.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.09.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.09.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.09.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.09.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.09.05	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.09.06	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.10.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.10.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.10.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.12.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SEA Screening of the Proposed Amendments

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
MN 03.14.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.15.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.15.02	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.16.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.16.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.16.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.16.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.16.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.16.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.17.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.17.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out

SEA Screening of the Proposed Amendments

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
MN 03.17.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.18.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.23.01			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
MN 03.25.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.38.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.38.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.38.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2				Screened Out
MN 03.38.04	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified
MN 03.39.01			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
MN 03.39.02	B2		B1 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1 W2		Possible environmental effects identified

Mitigation Measures

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

MN 03.01.09, MN 03.01.47, MN 03.02.03, MN 03.02.06, MN 03.03.14, MN 03.03.17, MN 03.04.11, MN 03.07.01, MN 03.07.02, MN 03.09.05, MN 03.09.06, MN 03.15.02, MN 03.38.04, MN 03.39.02, MN 03.08.03. 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 MN 03.01.09, MN 03.01.47, MN 03.02.03, MN 03.02.06, MN 03.03.14, MN 03.03.17, MN 03.04.11, MN 03.07.01, MN 03.07.02, MN 03.09.05, MN 03.09.06, MN 03.15.02, MN 03.38.04, MN 03.39.02, MN 03.08.03.

There are concerns regarding amendment reference numbers **MN 03.01.30** as it is considered that there is a need to include in the objective the requirement to screen for SEA and AA as part of the Masterplan preparation.

Mitigation Measure: add bullet point “the Masterplan should be subject to screening of SEA and AA”.

Amendment reference number **MN 03.01.36** requires additional wording.

Mitigation Measure: add sentence “This should be done in a sustainable manner” to the end of the proposed text.

There are concerns regarding amendment reference number: **MN 03.03.18** due to the change in zoning from open space to residential.

Mitigation Measure: omit amendments MN 03.03.18

Amendment reference number **MN 03.05.02** requires additional wording.

Mitigation Measure: add sentence “These facilities should provided in a sustainable manner” to the end of the proposed text.

Amendment reference number **MN 03.23.01** and **MN 03.39.01** requires additional wording.

Mitigation Measure: add “in a sustainable manner” to the end of the proposed texts.

Colour pages
to be agreed with printer

Colour pages
to be agreed with printer

Midleton Electoral Area Local Area Plan

Strategic Flood Risk Assessment Draft Report

August 2011

Document Verification

Page 1 of 1

Job Title: Midleton Electoral Area Local Area Plan Strategic Flood Risk Assessment						
Document Title: Midleton Electoral Area Local Area Plan Strategic Flood Risk Assessment.						
Document Ref: Strategic Flood Risk Assessment.						
Revision	Date	Filename:				
		Description: This report the process involved in assessing the lands zoned within the Midleton Electoral Area for potential flood risk.				
			Prepared by	Drawn by	Checked by	Approved by
1.0	Aug 2011	Name	RP	N/A		AH

Contents

Section 1 Introduction

1.1	<u>Scope and Objectives</u>	<u>1</u>
1.2	<u>Report Structure</u>	<u>1</u>
1.3	<u>The Planning System and Flood Risk</u>	<u>2</u>
1.4	<u>Definition of Flood Risk</u>	<u>2</u>

Section 2 Local Study Area

2.1	<u>Introduction: The Midleton Electoral Area</u>	<u>4</u>
2.2	<u>Population and Household Growth</u>	<u>4</u>
2.3	<u>Environment and Heritage</u>	<u>6</u>
2.4	<u>Infrastructure</u>	<u>8</u>

Section 3 Main Sources of Flood Risk in Midleton Electoral Area

3.1	<u>Introduction</u>	<u>9</u>
3.2	<u>Sources of Flooding</u>	<u>9</u>
3.3	<u>Fluvial Flooding</u>	<u>9</u>
3.4	<u>Coastal Flooding</u>	<u>11</u>
3.5	<u>Other sources of Flooding</u>	<u>11</u>

Section 4 Addressing Flood Risk in the Blarney LAP

4.1	<u>Introduction</u>	<u>13</u>
4.2	<u>Flood Risk Management Strategy</u>	<u>13</u>
4.3	<u>Indicative Flood Extent maps Flood Zones A and B</u>	<u>13</u>
4.4	<u>The Approach to Zoning in the Local Area Plan in Areas at risk of Flooding</u>	<u>17</u>
4.5	<u>Requirements for Site Specific Flood Risk Assessments</u>	<u>26</u>

Section 5 Flood Risk in the Future

5.1	<u>What has the LAP Achieved</u>	<u>29</u>
5.2	<u>Flood Risk and Development Management</u>	<u>29</u>
5.3	<u>Monitoring and Review</u>	<u>30</u>

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 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 Midleton Local Area Plan. The report should be read in conjunction with the Midleton 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 This report sets out how the issue of flood risk was addressed in the preparation of the Midleton Electoral Area Local Area Plan.
- 1.2.2 Section 2 of this report provides a brief introduction to the Midleton Electoral Area, identifying the settlement hierarchy and the key population and household growth targets for the respective categories of settlement with the settlement hierarchy.
- 1.2.3 Section 3 examines the main sources of flood risk within the electoral area and recent flood events.
- 1.2.4 Section 4 will examine how the issue of managing flood risk was addressed in the review of the Midleton Local Area Plan and outlines the main provisions of the adopted strategy.
- 1.2.5 Section 5 will set out what this assessment has achieved in terms of managing the adverse effects of flooding within the Midleton 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 e 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. Climate change effects suggest that the frequency and severity of flooding is likely to increase in the future.
- 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:

$$\text{Flood risk} = \text{Probability of flooding} \times \text{Consequences of flooding}$$

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;

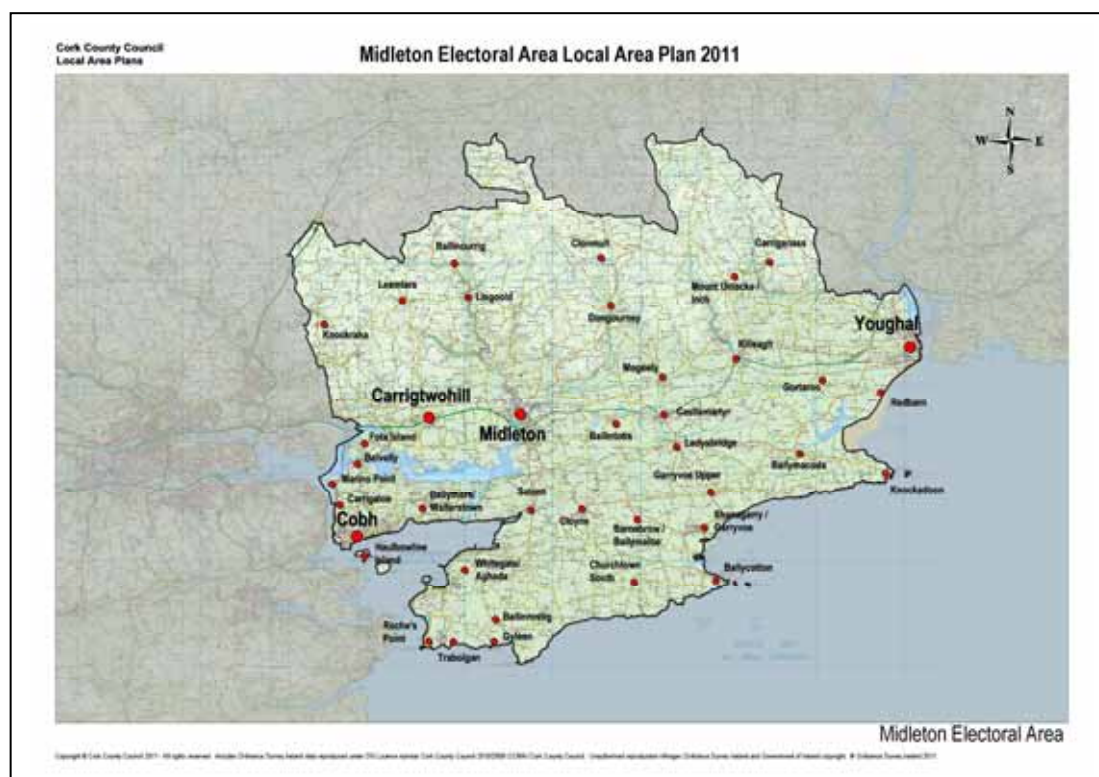
- **Flood Zone A:** where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);
- **Flood Zone B:** where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 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);
- 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 associated essential facilities, such as changing rooms.

Section 2 Local Study Area



2.1 Introduction: The Midleton Electoral Area

2.1.1 The Midleton Electoral Area lies within the CASP area and is split between two of the Strategic Planning Areas defined in the County Development Plan 2009, the Metropolitan Strategic Planning Area, and CASP Ring Strategic Planning Area. There is an extensive network of settlements in the electoral area comprising the four main towns of Cobh, Carrigtwohill, Midleton and Youghal, Whitegate/Aghada Specialist Employment Centre, three Key Villages of Castlemartyr, Killeagh and Cloyne; 9 villages, 9 village nuclei and 14 other locations (such as Spike Island, Haubowline, Fota, Marino Point, etc)

2.2 Population and Household Growth

2.2.1 The table below summarises the population targets for the Midleton Electoral Area up to 2020, as set out in the Cork County Development Plan 2009. the 2020 population target for this electoral area is 84, 208 persons, a 52% increase over 14 years. To make the best use of public investment in infrastructure and to maintain a good standard of environment, 95 % of this growth will be concentrated in the main urban areas, reflecting the strategic aim of both the CASP Update and the Cork County Development Plan 2009 to accelerate the rate of growth in the main towns while still maintaining growth in the rural areas.

Table 2.1 Midleton Electoral Area: Population Growth 2006-2020			
Settlement	Population 2006	Growth 2006-2020	2020 Target
Carrigtwohill	2,782	9,230	12,012
Cobh	11,303	3,240	14,543
Midleton	10,048	13,687	23,735
Youghal	6,785	1,524	8,309
Villages & Rural Areas	24,233	1,376	25,609
Total	55,151	29,057	84,208

- 2.2.2 The following table outlines the corresponding households based on the above population targets to 2020. It 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 21,479 new dwellings could be required for the period 2006-2020.

Table 2.2 Households Target in Midleton Electoral Area 2006-2020			
Settlement Hierarchy Midleton Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Carrigtwohill	924	4,088	5,012
Cobh	3,755	2,296	6,051
Midleton	3,338	6,484	9,822
Youghal	2,308	1,196	3,504
Villages and Rural Areas	8,900	2,458	11,358
Total Households	19,225	16,522	35,747
New Dwellings Required		21,479	

- 2.2.3 The focus of growth will be along the suburban rail line at Midleton, Carrigtwohill and Cobh with over 78% of all new households located along this corridor.
- 2.2.4 In reviewing the Midleton 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.
- 2.3.2 The designation of these sites at a national level is the responsibility of the Department of the Environment, Heritage and Local Government and the process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national and EU legislation.
- 2.3.3 Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. The current list of pNHA's is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan.
- 2.3.4 Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union. The current list of cSACs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan.

Site Code	Name	Natura 2000 site
pNHA-0072	Blackwater River & Estuary	N
pNHA-0076	Ballycotton, Ballynamona & Shanagarry	N
pNHA-0078	Ballyvergan Marsh	N
pNHA-0083	Capel Island & Knockadoon Head	N
pNHA-0446	Loughs Aderry & Ballybutler	N
pNHA-1042	Carrigshane Hill	N
pNHA-1058	Great Island Channel	N
pNHA-1064	Leamlara Wood	N
pNHA-1076	Rostellan Lough, Aghada Shore & Poul nabibe Inlet	N
pNHA-1084	Whitegate Bay	N
pNHA-1183	Clasharinka Pond	N
pNHA-1408	Carrigacrump Caves	N
pNHA-1978	Ballycotton Islands	N

Table 2.3: Designated Sites in the Midleton EA		
Site Code	Name	Natura 2000 site
pNHA-1987	Cuskinny Marsh	N
cSAC-0077	Ballymacoda (Clonpriest & Pillmore)	Y
cSAC-1058	Great Island Channel	Y
cSAC-2170	Blackwater River (Cork/Waterford)	Y
SPA-4022	Ballycotton Bay	Y
SPA-4023	Ballymacoda Bay	Y
SPA-4028	Blackwater Estuary	Y
SPA-4030	Cork Harbour	Y

- 2.3.5 Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan.
- 2.3.6 Midleton EA contains a number of Natural Heritage Sites including proposed Natural Heritage Areas, candidate Special Areas of Conservation and proposed Special Protection Areas and it is an objective of the CDP 2009 that these areas be protected. All proposals in the Draft Plan will need to be assessed in this context. In particular, some key development sites, such as Marino Point are in close proximity to some of these natural heritage sites and the planning of those development sites will need careful consideration if unacceptable risks, particularly to protected habitats, are to be avoided.
- 2.3.7 Water Quality is identified as 'moderate' for the receiving waters of Midleton and Carrigtwohill towns and the Blackwater Estuary in Youghal. Two of the main towns (Cobh and Youghal) currently have large areas where no wastewater treatment is available at present. The capacity of existing wastewater treatment facilities is inadequate and if unresolved will constrain the ability to achieve the levels of growth for population and employment set out above.
- 2.3.8 In terms of built heritage, the electoral area contains a wealth of buildings and structures including Barryscourt Castle and Spike Island. Each settlement chapter of this plan refers to protected structures and architectural conservation areas and other unique aspects of a settlements built and natural heritage where relevant.
- 2.3.9 Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.
- 2.3.10 There are a number of settlements in the electoral area that contain Architectural Conservation Area's (ACA's); namely, Castlemartyr, Cloyne, Haulbowline, Killeagh and Ladysbridge. ACA's are areas that collectively contribute to the built heritage

and character of the settlement, although they may not be individually suitable for inclusion on the Record of Protected Structures.

- 2.3.11 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Environment, Heritage & Local Government and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.
- 2.3.12 In the meantime, 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. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

2.4 *Infrastructure*

- 2.4.1 In order to deliver the population and housing targets identified in this plan, significant expenditure is required in water services infrastructure. Investment in the main towns must be the overall priority, where future demand for housing is likely to be high. Investment should also be prioritised in the key villages as they offer a rural housing choice to a wider catchment and they have schools and other services to support significant communities. If resources allow, the villages and village nuclei should receive investment to facilitate local choice.

Section 3: Main Sources of Flood Risk in the Midleton Electoral Area

3.1 Introduction

3.1.1 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 Midleton 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:

- Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) commissioned and published by the Office of Public Works. The CFRAM Study for the River Lee Catchment is one of three such studies being carried out as 'pilots' for a national programme of similar studies to be implemented over the coming years. The methodology of the CFRAM Study is based on 'best international practice' for the assessment and management of flood risks and includes data for the fluvial and tidal flood risks in the catchment. It is anticipated that this study will be finalised during early 2011 and that the final outputs of the study can be included in this plan before it is finalised.
- '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.

3.1.2 In line with advice from the OPW, the County Council has amalgamated the information from these sources into a single 'Draft 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 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 Midleton 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

- 3.3.1 Flooding of watercourses is associated with the exceeding 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.
- 3.3.2 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.
- 3.3.3 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.
- 3.3.4 Rivers are the primary cause of flooding in the Midleton Electoral Area; with flood events attributed to fluvial sources ranging from the major rivers, including the River Lee, the Owenacurra, Lower Owenboy, Womanagh and Glasaboy Rivers, to the smaller tributaries, drains and natural lakes.

Rivers in the Midleton Electoral Area.

- 3.3.5 The Lower River Lee system runs west-east from its source in the west to the Cork Harbour and parts of the western part of the electoral area are under the influence of the Lee River catchment. On the eastern part of the electoral area, Youghal and environs are affected by the Blackwater estuary. The central part of the electoral area has a number of smaller rivers running through the towns and villages, namely the Owenacurra, Dungourney and Ballinacurra Rivers in Midleton, Womanagh through Castlemartyr, the Dissour through Killeagh and the Shannagarry River in Cloyne,

River Catchment	Main Settlements
River Lee and harbour	Cobh
Owenacurra River	Midleton,
Dungourney River	Midleton,
Ballinacurra River	Midleton,
Womanagh River	Castlemartyr

Dissour River	Killeagh
Shannagarry River	Cloyne
Blackwater Estuary	Youghal

- 3.3.6 The Lower Lee system runs between the City boundary before entering Lough Mahon where extensive areas of mudflat define the shallows of the inner harbour between Fota Island and Cobh. The Ballinacurra Estuary that drains into the Cork harbour south of Midleton has two tributaries that feed into the harbour from Dungourney and Owenacurra Rivers.
- 3.3.7 Part of the larger River Blackwater catchments form the eastern boundary of the electoral area.

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 Midleton Electoral Area the areas of Midleton, Whitegate/Aghada and Youghal are susceptible to tidal flooding. The areas at risk were identified as part of the Draft River Lee Catchment Flood Risk Assessment and Management Study and have been dealt with at the Local Area Plan level.

3.5 Other Sources of Flooding

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

- **Pluvial Flooding:** Pluvial flooding is a result of rainfall generated overland flows of water. 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 --** 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.

- **Flooding from Drainage Systems.** Flooding from artificial 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. Sewer flooding problems will often be associated with regularly occurring storm events during which sewers and associated infrastructure can become blocked or fail.
- **Flooding from Reservoirs.** Reservoirs 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 Midleton LAP

4.1 Introduction

4.1.1 This section details the approach to Flood Risk Management adopted in the Midleton 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.

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 Draft 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 Zones 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 Flood Risk within Development Boundary	Comment
Main Settlements		
Carrigtwohill	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
Midleton	Yes	
Youghal	Yes	

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal Flood Risk within Development Boundary	Comment
		table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Cobh	No	Proceed as zoned in the Local Area Plan
Whitegate/Aghada	No	Proceed as zoned in the Local Area Plan
Key Villages		
Castlemartyr	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.
Killeagh	Yes	
Cloyne	Yes	
Villages		
Ballycotton	No	Proceed as zoned in the Local Area Plan
Ballymacoda	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.
Churchtown	No	Proceed as zoned in the Local Area Plan
Dungourney	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.
Knockraha	No	Proceed as zoned in the Local Area Plan
Ladysbridge	Yes	All development proposals within the

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal Flood Risk within Development Boundary	Comment
Mogeely	Yes	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.
Saleen	Yes	
Shanagarry	Yes	
Village Nuclei		
Ballincurrig	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.
Ballymore/Walterstown	No	Proceed as zoned in the Local Area Plan
Ballinrostig	No	Proceed as zoned in the Local Area Plan
Ballintotis	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.
Clonmult	Yes	
Gortaroo	No	Proceed as zoned in the Local Area Plan
Leamlara	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.
Lisgoold	Yes	
Ballymakibbot	Yes	
Mount Uniake	No	Proceed as zoned in the Local Area Plan
Inch	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal Flood Risk within Development Boundary	Comment
		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 an other 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 Midleton 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, 200, 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 Midleton 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 Midleton Electoral Area that are located within either Flood Zone A or B and the circumstances of their inclusion.

Settlement	Zoning Objective	Development Plan Justification Test and Other Assessment Criteria	Reason for inclusion in the LAP	Comment
Carrigtwohill*	R-01	Justification Test	Not Applied	
		Historic Zoning	✓	A part of this site is subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However,

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
				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	-
Carrigtwohill*	I-02, I-05 and I-06	Justification Test	Not Applied	
		Historic Zoning	✓	Parts of these sites are subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However, 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	-
Carrigtwohill*	E-01 and E-02	Justification Test	✓	Parts of these sites are subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historic Zoning		
		Other	n/a	

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
Carrigtwohill*	E-03 and E-04	Justification Test	Not Applied	
		Historic Zoning	✓	Parts of these sites are subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However, 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	-
Carrigtwohill*	B-03 and B-04	Justification Test	Not Applied	
		Historic Zoning	n/a	
		Other	✓	Parts of these sites are subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
Carrigtwohill*	C-01	Justification Test	Not applied	
		Historic Zoning	✓	A part of this site is subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However,

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
				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	
Carrigtwohill*	T-02 and T-03	Justification Test	✓	Parts of these sites are subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. However, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historic Zoning	n/a	
		Other	n/a	
Carrigtwohill*	X-01	Justification Test	Not applied	
		Historic Zoning	✓	A part of this site is subject to flood risk and this could change as a result of a more detailed Flood Risk assessment of the town. A Master Plan is to be prepared and this will avoid flood sensitive development in the flood risk areas. However, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood

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
				Risk Assessment at the project stage.
		Other	n/a	
Middleton	R-01	Justification Test	Not applied	
		Historic Zoning	✓	A part of this site is subject to flood risk and 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	
Middleton	R-05 and R-07	Justification Test	Not applied	
		Historic Zoning	✓	A small part of these sites are subject to coastal flood risk and 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	
Middleton	I-03 and I-04	Justification Test	Not applied	
		Historic Zoning	✓	A small part of these sites are subject to flood risk and 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.
		Other	n/a	
Midleton	X-05	Justification Test	✓	A part of this site is subject to flood risk and precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historic Zoning	n/a	
		Other	n/a	
Midleton	X-01	Justification Test	Not applied	
		Historic Zoning	✓	A part of this site is subject to flood risk and a master plan is to be prepared that will avoid flood sensitive development in areas at risk of flooding. 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	
Cobh	C-01	Justification Test	Not applied	
		Historic Zoning	n/a	
		Other	✓	A part of this site is subject to flood risk and precautionary text has been included in

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
				the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
Youghal	B-02	Justification Test	Not applied	
		Historic Zoning	✓	Only a small part of this site is subject to flood risk. 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	
Youghal	X-01	Justification Test	Not applied	
		Historic Zoning	✓	At the planning application stage development sensitive to flood risk will need to be avoided in areas at risk of flooding and 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	
Whitegate/Agaga	I-05	Justification Test	Not applied	
		Historic Zoning	✓	Future building will need to avoid areas at risk of flooding and precautionary text has

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
				been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	
Castlemartyr	T-01	Justification Test	✓	A part of this site is subject to flood risk and precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historic Zoning	n/a	
		Other	n/a	
Cloyne	T-01	Justification Test	✓	A part of this site is subject to flood risk and precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historic Zoning	n/a	
		Other	n/a	
Killeagh	T-01	Justification Test	✓	A part of this site is subject to flood risk and precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historic Zoning	n/a	

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	
Killeagh	B-01	Justification Test	Not applied	
		Historic Zoning	✓	A part of this site is subject to flood risk and 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	

Notes: 1) * - *More detailed assessment is required in Carrigtwohill due to the nature of the watercourses, ongoing development and work recently undertaken by Cork County Council at the Slatty Bridge Pumping Station. This assessment has been commissioned and will report back in 2012.*

2) Proposals for 'open space or outdoor recreation development and open car parking 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 capable of being 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 Draft 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 <ul style="list-style-type: none"> ▪ Preliminary Flood Risk Assessment ▪ production of the flood maps ▪ 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



www.corkcoco.ie