

Cobh Municipal District Local Area Plan

Proposed Amendments to the Draft Plan.

Volume 2 Environmental Reports on Proposed Amendments

2nd May 2017

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

These reports relate to published amendments only.

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Addendum to Strategic Environmental Assessment Environmental Report

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

2nd May 2017

NOTE: This document should be read in conjunction with the Draft Cobh Municipal District Local Area Plan, November 2016 and the 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May, 2017

Document Verification

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

Section 1 Introduction

1.1 Overview of this Report

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

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

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

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

1.2 Where we are in the process

1.2.1. The Draft Cobh Municipal District Local Area Plan, along with three associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Screening Report and Strategic Flood Risk Assessment, was published on the 16th November 2016 and were made available to the public until the 16th of January 2017. 244 submissions were received during the public consultation period on the Draft Cobh Municipal District Area Local Area Plan. The majority of the submissions received (229no.) related to issues in the main settlements (Cobh, Glanmire, North Environs, Carrigtwohill, Monard and Little Island) within the Electoral area. The remainder of the submissions focussed on general issues facing the County and Municipal District as a whole.

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

1.2.3. Three meetings of the Development Committee of the Council were held on 23rd, 24th and 25th of March 2017 to discuss the Chief Executives Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27th March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan. In total, 163 amendments are proposed to the Draft Cobh Municipal District Local Area Plan and further consultation with statutory bodies and the public must now take place with regard to these proposed amendments.

1.3 Next Steps

1.3.1. The County Council is obliged to make the proposed amendments to the draft local area plan, together with a report in relation to the Strategic Environmental Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can

be made to the Council. This period will commence on Tuesday 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th May 2017. In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

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

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

Online at www.corkcoco.ie or,

by writing to:

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

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

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

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

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

Consequential Amendments to the Cork County Development Plan, 2014

1.3.7. The policies contained in the Draft Plan particularly relating to Cobh will lead to a consequential Variation to the Cork County Development Plan 2014. This is a separate Variation process and is not assessed in this process.

Section 2 Issues arising from the Environmental Report

2.1 Overview

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

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

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

2.1.4. It is against this background that the Environmental Report prepared on the Cobh Municipal District Local Area Plan made a number of recommendations that were implemented in preparing the Draft Plan. In addition, a number of recommendations were made that were recommended to be implemented at the plan amendment stage, as follows;

In Cobh, a new specific objective for the cruise liner berth (requiring the inclusion of a detailed traffic and transport assessment) was recommended. However, this is no longer required, as the Draft Plan is now proposed not to include Town Council lands and this objective has been omitted.

In Little Island, it was recommended that any residential component should have regard to the Major Accidents Directive Seveso II. The updated HSA list (of March 2017) of Seveso III (Upper and Lower Tier) sites located within Little Island identifies the following locations:

- Upper Tier
 - o BASF Ireland Ltd.
- Lower Tier
 - o BOC Gases
 - o Janssen Pharmaceutical Sciences UC
 - o Pfizer Little Island

All of the sites identified are located at the western portion of Little Island. Proposed amendments CB.03.06.10 proposes additional housing at the eastern portion of Little Island, and, proposed amendment CB.03.06.09 proposes mixed use development (business, hotel and open space) also at the eastern portion of Little Island. The locations subject of those amendments are in excess of 1km from the listed sites and accordingly are outside the consultation distances for these sites advised to the local authority by the HSA. Hence, no modification to the proposed amendments is recommended. All development on Little Island will be subject to statutory requirements as required under the Seveso III.

In Carrigtwohill, it was recommended that CT-C-01 shall be amended to include additional text stating "The Flood Risk Assessment should take account of finished floor levels for any educational campus and any potential impacts downstream". This zoning is identified in the Draft Plan as subject to Flood Risk Objective IN-01, requiring any proposal for development to comply with Objectives WS6-1 and WS6-2 as detailed in Chapter 11 of, Volume 1, of the current County Development Plan (requiring a

site specific flood risk assessment) and with the provisions of 'The Planning System and Flood Risk Management.' In addition, amendment no. CB.01.01.10 proposes that when planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. Hence, it is considered that no modification to CT-C-01 is required.

2.1.5. There are no further issues arising from the recommendations of the Environmental Report to be addressed in this Addendum.

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

3.1 Submissions to the Draft Cobh Municipal District Local Area Plan Draft

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

3.1.2. The submission from the Southern Regional Assembly noted various elements of the Environmental Report and noted an error in Section 5 of the Report with regard to Alternative Scenarios. The appropriate Alternative Plan Scenarios have been included in the updated SEA – attached to this report as Appendix B.

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

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Cobh LAP
1.	Development should be linked to the ability to provide water services infrastructure in advance of permission being granted.	<p>This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.</p> <p>Nonetheless, in response to a number of different submissions it is proposed to amend and expand objective LAS-01 in Section 2 of the Local Area Plan to further address the following:</p> <ul style="list-style-type: none"> • water services/ water quality issues, • SUDs issues, • relevant Objectives in the County Development Plan 2014, • Developer provided water services infrastructure (not allowed unless agreed with Irish Water) 	<p>Proposed Amendment No CB.02.01.02</p> <p>For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the Cobh Municipal District, published on 02 May, 2017.</p>
2.	Plans should include	Plans will be amended to include a	Proposed Amendment no

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Cobh LAP
	a reference to the National Planning Framework and the Regional Spatial and Economic Strategy	reference to the National Planning Framework and the Regional Spatial and Economic Strategy.	CB.03.01.07 For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May, 2017.
3.	In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	<p>Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan.</p> <p>Clarification on the status of drinking water and waste water treatment infrastructure is included as set out in Table 2.3.</p> <p>Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.</p>	<p>Proposed Amendment No CB.02.01.02</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May, 2017.</p>
4.	Need for priority secondary WWT in key settlements should be addressed as a priority.	Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.	No amendment proposed on this issue. See changes proposed under item 1 above.
5.	Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan	<p>With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.</p> <p>Similarly implementation of the National Broadband Plan is not a matter for the Local Area Plan.</p>	No amendment proposed

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Cobh LAP
6.	Clarification is required on whether habitat mapping has informed the plans. Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.	<p>Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process, but the projects outputs will be able to inform the Councils wider planning functions.</p> <p>Objectives for the protection of natural heritage have already been included in the plan. See LAS-01 for example in Section 2 of the Plan which provides for the protection of Natura sites, the biodiversity of the area. Objective LAS-01 also references relevant Heritage related objectives of the County Development Plan 2014 including, HE 2-1, and HE 2-2. LAS -01 (d) further references the protection of landscape features, ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with County Development Plan 2014 objectives HE 2-3, HE 2-4, HE 2-5 and HE 2-6.</p> <p>A number of amendments are proposed to the Cobh Draft Plan, in response to the Habitat Directive Assessment Screening Report, to either rezone parts of designated Natura Sites as open space not suitable for development or to revise text in order to give protection of key ecological corridors, designated sites and lands adjacent to designated sites. – See Proposed Amendments: CB 03.02.15, CB.03.03.16, CB.03.03.17, CB 03.04.48, CB.03.05.16, CB.03.06.02, CB.03.06.03, CB.03.06.04, CB.03.06.05, CB.03.06.07, CB.03.06.08, CB.05.04.10.01, CB.05.04.08.01, CB.05.04.08.02 and CB.05.04.08.01.</p>	<p>See Proposed Amendments CB 03.02.15, CB.03.03.16, CB.03.03.17, CB 03.04.48, CB.03.05.16, CB.03.06.02, CB.03.06.03, CB.03.06.04, CB.03.06.05, CB.03.06.07, CB.03.06.08, CB.05.04.10.01, CB.05.04.08.01, CB.05.04.08.02 and CB.05.04.08.01</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May, 2017.</p>
7.	Potential for cumulative and in combination effects	These issues have already been addressed, as far as it is practicable, in the Environmental Report.	No further changes proposed

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Cobh LAP
	should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area.	The Draft Cobh Plan has been prepared by undertaking a review of the existing statutory plans for the area - the Midleton Electoral Area Local Area Plan 2011 and Blarney Electoral Area Local Area Plan 2011 (as amended), which were in themselves subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. The reality is that many of the provisions of the current LAPs have been carried forward, unchanged, into the new Draft Plan 2016	
8.	Changes recommended to the wording of EPO1, EPO5 and EPO8 and clarification is required on how the alternatives have been assessed.	Suggested changes to EPO1 and EPO5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.	As suggested by the EPA submission it is proposed to amend the Indicator for EPO1 to replace the word 'increase' with 'change' as follows: Significant increase change in the population of the main towns. Distance and mode of transport to work / school. In relation to EPO 5 it is proposed to amend the wording of the first Target to include the additional words "as follows", as shown below: To achieve at least 'good' status in all bodies of surface waters (lakes, rivers, transitional and coastal waters). See Appendix A for full text.
9.	Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes	Mitigation measures are built into the objectives of each Local Area Plan e.g. objectives re water services, SUDS, protection of Natura Sites, biodiversity, ecological corridors as mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.	See Proposed Amendments CB 03.02.15, CB.03.03.16, CB.03.03.17, CB 03.04.48, CB.03.05.16, CB.03.06.02, CB.03.06.03, CB.03.06.04, CB.03.06.05, CB.03.06.07, CB.03.06.08, CB.05.04.10.01, CB.05.04.08.01,

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Cobh LAP
		<p>In addition the County Development Plan 2014 includes many protective objectives in relation to issues such as Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air Quality, managing Noise and Light emissions, flood risk management, sustainable energy etc. All proposals for development under the Local Area Plan, must comply in the first instance, with the all the provisions of the County Development Plan.</p> <p>A number of amendments are proposed to the Cobh Draft Plan, in response to CB 03.02.15, CB.03.03.16, CB.03.03.17, CB 03.04.48, CB.03.05.16, CB.03.06.02, CB.03.06.03, CB.03.06.04, CB.03.06.05, CB.03.06.07, CB.03.06.08, CB.05.04.10.01, CB.05.04.08.01, CB.05.04.08.02 and CB.05.04.08.01.</p>	<p>CB.05.04.08.02 and CB.05.04.08.01</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May, 2017.</p>
10.	Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order service future development in Ballincollig.	The Draft LAP, and the amended text in Appendix B1 of the CE Report on the Ballincollig – Carrigaline Plan, acknowledge the need for and identify particular infrastructure to be provided to support further development in Carrigaline. The Council will continue to work closely with all infrastructure providers and stakeholders to ensure that required supporting infrastructure is advanced.	Not relevant to Cobh LAP.
11.	Cobh MD Submission notes new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure	<p>The provision of a rail station at Ballynoe will be provided in accordance with the implementation strategy being developed by the Cork County Council for the Cobh Urban Expansion Area.</p> <p>Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the Traffic and Transport study for Little Island is not as yet complete and will determine how SEA and Habitats</p>	No further amendment proposed.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to Cobh LAP
	will need to be planned in accordance with the requirements of EIA, Water Framework Directive, Habitats and Flood Directives etc	Directives will be addressed in the study.	
12.	West Cork Plan should clarify that the Schull WWTP has recently been upgraded	As part of the proposed amendments to the Draft West Cork Municipal District LAP, it is intended to revise the text of SC-GO-03 for Skull to take account of the upgrading of the waste water treatment plan.	Not relevant to Cobh LAP.
13.	Charleville Lands R-06 are at risk of flooding and need to be reconsidered	As part of the proposed amendments to the Draft Fermoy Municipal District LAP, it is proposed to omit the CV-R-06 zoning in Charleville.	Not relevant to Cobh LAP.

Section 4 Review of Proposed Amendments to the Draft Plan

4.1 Introduction and Determination for Strategic Environmental Assessment

4.1.1. This section of the Strategic Environmental Assessment Environmental Report Addendum No. 1 details the effects on the environment of the proposed amendments to the Draft Cobh Municipal District Local Area Plan. A total of 163 amendments to the Draft Plan are proposed, including amendments to text and maps.

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

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

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

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

4.2 Overview of Proposed Amendments

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

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

Former Town Council Towns with a Town Development Plan

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

Flood Zone Mapping for Coastal Settlements/Other Flood Mapping Issues

4.2.4 In coastal settlements, and settlements linked to flood risk issues in the wider harbour area, the flood zone mapping shown in the Draft Plan was incomplete and many coastal settlements appeared not to have a coastal flood risk. This has now been rectified and is reflected in the proposed amendments to the plan. There has been a change to the flood zone mapping for Cobh. See

proposed amendments for these settlements as detailed in 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May 2017.

Active Land Management

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

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

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

4.2.7 It is proposed to amend each Local Area plan to make provision for Active Land Management (See Proposed Amendment CB.01.01.07) in the 'Proposed Amendments to the Draft Plan' document for the Cobh Municipal District, published on 02 May, 2017.

Strategic Land Reserve

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

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

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

4.2.11 It is proposed to amend each of the Metropolitan Local Area Plans to make provision for a revised ‘Strategic Land Reserve’ section as outlined above. (See Proposed Amendment CB.01.01.07 in the ‘Proposed Amendments to the Draft Plan’ document for the Cobh Municipal District, published on 02 May, 2017).

Other General Issues

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

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

Settlement Specific Issues

4.2.14 Settlement specific issues which have generated proposed amendments cover a range of topics from zoning, boundary changes, new text re infrastructure provision, changes to the wording of zoning objectives etc. The HDA process recommended a number of amendments and these have been incorporated into the Plan. In addition, a number of amendments have been included to provide greater clarity regarding the phasing and implementation of Urban Expansion Areas at Ballynoe, Dunkettle/Ballinglanna, Ballyvolane and Carrigtwohill North Urban Expansion Areas.

4.3 Strategic Environmental Assessment of the Proposed Amendments

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

Table 4 1 Environmental Protection Objectives

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

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

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

relation to the settlements themselves amendments considered to be primarily positive included supportive text and objectives in relation to the refurbishment of buildings, protection of archaeological and architectural heritage, cultural heritage and tourism, flood impact mitigation, etc.

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

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
Section 1 Introduction					
CB.01.01.01 (Table Town Council Plans)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.02 (LAP)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.03 (Approach to Town Council Development Plans)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.04 (Housing Density)	EPO 1,			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB.01.01.05 (Transport Strategy)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.06 (Gateways Initiative)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.07 (ALM/SLR)	EPO 1, EPO 2,			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.08 (Urban Regeneration and Housing Act 2015)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.09 (Rec & Amenity)	EPO 1, EPO 2			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.01.01.10 (Managing Downstream flood impacts)	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	
Section 2 Local Area Strategy					
CB.02.01.01 (Core Strategy)	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.02.01.02 (LAS-01)	EPO 5, EPO 8,			EPO 1, EPO 2, EPO 3, EPO 4, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.02.01.03 (Large Scale Retail Warehousing)	EPO 10,			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB.02.01.04 (Archaeology)	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.02.01.05 (Outlet Centres)	EPO 10,			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB.02.01.06 (Land Supply)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.02.01.07 (NPF)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
Section 3 Main Towns					
COBH					
CB 03.02.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.03				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
CB 03.02.04	EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11				Screened out
CB 03.02.05	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB 03.02.06	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.07	EPO 3, EPO 8			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.08	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.09				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB 03.02.10				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.11	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB 03.02.12				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.13				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.02.14	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10	
CB 03.02.15	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out (Mitigation has already been incorporated into the objective to ensure that detailed landscaping proposals, a visual impact assessment statement and protection of vulnerable slopes / associated habitats are included with any development proposal)
CB 03.02.16	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out (Mitigation has already been incorporated into the objective to ensure that detailed landscaping proposals and a visual impact assessment statement are included with any development proposal)
GLANMIRE					
CB 03.03.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.03	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 8, EPO 9, EPO 10,	
CB 03.03.04	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	Screened out
CB 03.03.05				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.06	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.07	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.08				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB 03.03.09				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.10	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.11				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.12				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.13				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.03.14	EPO 1			EPO 2, EPO 3, EPO 4,	Screened out (Mitigation has already been incorporated into

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	the objective to ensure that detailed landscaping proposals are included with any development proposal and buffers be provided at the northern and eastern site boundaries).
CB 03.03.15				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out (Mitigation has already been incorporated via the amendment CB.03.03.17 regarding ecological assessment).
CB 03.03.16	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out (Mitigation has already been incorporated into the objective to ensure that site specific flood risk assessment and detailed landscaping proposals are included with any development proposal, and, the woodland on the eastern portion of the site is protected.)
CB 03.03.17	EPO 3, EPO 9			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CORK CITY NORTH ENVIRONS					
CB.03.04.01	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB.03.04.02	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.03	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.04	EPO 1			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.05	EPO 11			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	Screened out
CB.03.04.06				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.07				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 10, EPO 11	
CB.03.04.08				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.09				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.10				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.11				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.12				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
CB.03.04.13				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.14				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.15				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.16				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.17				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB.03.04.18				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.19				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.20				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.21				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.22				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.23				EPO 1, EPO 2,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB.03.04.24				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.25				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.26				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.27	EPO 1 EPO 2 EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB.03.04.28	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 11	
CB.03.04.29	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB.03.04.30	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB.03.04.31				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.32				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.34	EPO 1, EPO 2, EPO 9, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 11	Screened out
CB.03.04.35				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB.03.04.36				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.37	EPO 1, EPO 10			EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB.03.04.38	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.39	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.40	EPO 2, EPO 8			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.41	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
CB.03.04.42	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.43	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.44	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO10, EPO11	Screened out
CB.03.04.45				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.46	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.47	EPO 3, EPO 5			EPO 1, EPO 2, EPO 4, EPO 6, EPO 7,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 10, EPO 11	
CB 03.04.48	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out (mitigation has been incorporated regarding the protection of woodland and scrub habitat where possible and to ensure that site specific flood risk assessment is included with any development proposal)
CB 03.04.49	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.04.50	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.04.51				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.04.52				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB 03.04.53	EPO 1, EPO 2, EPO 10,			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
MONARD					
CB.03.07.01	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CARRIGTWOHILL					
CB .03.05.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.03				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB .03.05.04				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.05	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	Screened out
CB .03.05.06	EPO 10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB .03.05.07				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.08				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.09				EPO 1, EPO 2, EPO 3, EPO 4,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB .03.05.10				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.11				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.12				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.13	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	Screened out
CB .03.05.14	EPO 10			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 11	
CB .03.05.15	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.16	EPO 3 EPO 4, EPO 5, EPO 6, EPO 7			EPO 1, EPO 2, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB .03.05.17				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.18				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.19				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.20				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB 03.05.21				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.22	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.23				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.24				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.05.25	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out (mitigation has been incorporated with the inclusion of the requirement to undertake a site specific flood risk assessment as part of any development)

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
					proposal)
LITTLE ISLAND					
CB 03.06.01	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB 03.06.02	EPO 3, EPO 8			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB 03.06.03	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.06.04	EPO 3, EPO 8			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
CB 03.06.05				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.06.06	EPO 2, EPO 10			EPO 1, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, EPO 9, EPO 11	
CB 03.06.07	EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 11			EPO 8, EPO 10	Screened out
CB 03.06.08	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 03.06.09	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 11	Screened out
CB 03.06.10	EPO 1, EPO 2, EPO 9, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 11	Screened out
Section 4: Key Villages					
CB 04.02.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CARRIGNAVAR					
CB 04.03.01				EPO 1, EPO 2, EPO 3, EPO 4,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB 04.03.02	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
GLENVILLE					
CB 04.04.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
GLOUNTHAUNE					
CB 04.05.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 04.05.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
Section 5: Villages, Village Nuclei and Other Locations					

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB 05.02.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
KERRY PIKE					
CB 05.02.01.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 05.02.01.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
KILLEENS					
CB 05.02.02.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
KNOCKRAHA					
CB 05.02.03.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB 05.02.03.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 05.02.03.03				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 05.02.03.04				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
UPPER GLANMIRE					
CB 05.02.04.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 05.02.04.02	EPO 1, EPO 2			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
WHITECHURCH					
CB 05.02.05.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
VILLAGE NUCLEI					
CB 05.03.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CAHERLAG					
CB 05.03.02.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 05.03.02.02				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
RATHDUFF					

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
CB 05.03.03.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
OTHER LOCATIONS					
HAULBOWLINE ISLAND					
CB 05.04.06.01	EPO 11			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	Screened out
MARINO POINT					
CB 05.04.08.01	EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 10, EPO 11			EPO 8, EPO 9	Screened out
CB 05.04.08.02	EPO 8			EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	Screened out
SPIKE ISLAND					
CB 05.04.10.01	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	Screened out

Amendment Ref No.	Impact on EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	

Section 5 Strategic Flood Risk Assessment for the proposed Amendments to the Draft Cobh Local Area Plan

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

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

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

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

Item	Submitter	Issue Raised	CEO response	Proposed Amendments
1	Department of Housing, Planning, Community and Local Government	<p>Submission suggests that the approach to Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009. Strongly recommends that any undeveloped residential zoning identified within flood zone A and B is amended to a water compatible use.</p> <p>Department also states that proposed Cobh zonings CT-R-01 and CT-R-04 appear incompatible with the guidelines due to their location within flood zone A and B and request revised proposals to ensure</p>	<p>In relation to Carrigtwohill and specifically CT-R-01 and CT-R-04, these zonings are only marginally impacted upon by flooding. The flood risk affects the perimeter of the zoned land and the zoning has been retained on the basis that development can be avoided on the land that is at risk of flooding as part of the overall design and layout of the scheme – flood compatible uses such as open space can be</p>	No amendment proposed.

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		that national policy on flood risk assessment is being upheld.	<p>accommodated within the area at risk of flooding.</p> <p>In addition, given the level of detail available with some of the flood risk mapping, it was considered appropriate to allow a more flexible approach where a site was only residually affected by flooding allowing potential developers the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.</p> <p>The Council are of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.</p>	
2	Office of Public Works	<p>OPW highlighted the need for the Council to expand its approach to flood risk assessment to include the following:</p> <p>(a) the consideration of the potential downstream flood</p>	The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues	<p>See proposed amendments</p> <p>CB.01.01.10</p> <p>CB.03.04.05</p>

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.</p> <p>(b) The potential future need for flood storage areas which may be required to enable the adaption of a proposed flood relief scheme to take account of the future climate change scenario.</p> <p>The submission requests that the three specific flood storage areas identified as part of the River Bride (Blackpool) certified Drainage Scheme be protected from development in the Local Area Plan. These proposed flood</p>	<p>raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>Furthermore, the flood storage area identified within the development boundary of the North Environs is the subject of amendment ref. no. CB.03.04.05.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts see proposed amendment no CB.01.01.10.</p>	

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		storage areas are located within the Cobh Municipal District at Killard, upstream of Blackstone Bridge and at Ballincroig.		

5.2 Flood Risk Assessment of the Proposed Amendments

5.2.1. A total of 163 amendments to the Draft Plan are proposed. (Please see Volume I – Proposed Amendments to the Draft Plan document for the full text of the amendments and the associated maps.) The majority of these relate to changes to the text of the plan and are not significant from a flood risk assessment perspective.

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

- Proposed amendment CB.01.01.10 which relates to managing downstream flood impacts and proposed the insertion of additional text in section 1.7 after Objective IN-01 as follows:

Managing downstream flood impacts.

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

- Proposed amendment CB.03.04.05 which proposes a change to the Flooding and Surface Water Management Section of Cork City North Environs (p.95) as follows:

In the development of the River Bride (Blackpool) Certified Drainage Scheme a number of potential flood storage areas were identified. It was considered that these were not suitable for use as part of the preferred option for the scheme which is currently to be implemented by the OPW. However, it is considered that these areas may well be of use in terms of enabling the adaption of the scheme to the Climate Change scenario in the future. The following mapped areas These areas represent potential future flood storage areas and future development in these areas can only proceed if it is determined that such development will not negatively impact on the future required flood storage capacity as may be required. A flood storage area lies within the development boundary of the North Environs and this has been indicated on the zoning map for the settlement.

5.2.3. Forty three amendments are proposed which involve changes to the maps of the plan. These include the inclusion of new zonings, changes to development boundaries etc. These mapped amendments are detailed in Table 5.2 below.

5.2.4. These amendments have been assessed from a flood risk management perspective and it is considered that all of the amendments are compatible with the requirements of the Guidelines and the Council’s policy and objectives in relation to flood risk management as set out in Chapter 11 of the County Development Plan.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
1	CB.03.02.03	Cobh	None	Omission of lands covered by Cobh Town Development Plan 2013. These lands are no longer part of this LAP review.	These lands are no longer part of this Local Area Plan review. No SFRA issue to consider.
2	CB.03.02.04	Cobh	CH-R-12	This amendment proposes to remove existing residential properties from a portion of the CH-R-12 Residential zoning and include it as Existing Built Up Area.	These lands are located within the Ballynoe Urban Expansion Area. There is no known fluvial flood risk in the area.
3	CB.03.02.05	Cobh	CH-U-12	This amendment proposes to include a new Utilities Objective, CH-U-12 extending from Cobh Town to Ticknock.	The proposal seeks to provide infrastructure to connect the Town to the Ballynoe Urban Expansion Area. There is no known fluvial flood risk in the area.
4	CB.03.02.06	Cobh	CH-O-09	This amendment proposes to rezone CH-O-09 to Residential use to be incorporated as part of CH-R-16.	The proposal seeks to increase CH-R-16 to include the CH-O-09 open space area. Both are located north of Cobh Town and form part of the Ballynoe Urban Expansion Area. There is no known fluvial flood risk in the area.
5	CB.03.02.14	Cobh	None	This amendment proposes to update the Coastal Flood Zone Mapping in Cobh.	No SFRA issue to consider.
6	CB.03.02.15	Cobh	CH-X-02	This amendment proposes to include a new Special Policy Area	These lands are north of Ballynoe Urban Expansion Area and are elevated.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				<p>Zoning – CH-X-02 as follows:</p> <p>Medium B Density Residential development on 4.5ha at the eastern extent of the lands, in a woodland setting with pedestrian and vehicular access provision to the adjoining lands to the east. The remainder of the lands, west of the ridgeline, shall provide for open space and woodland with provision for pedestrian and cycling links and car parking to serve the future railway station. Development of these lands shall include landscaping proposals and shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement.</p>	There is no known fluvial flood risk in the area.
7	CB.03.02.16	Cobh	CH-R-22	<p>This amendment proposes to include a new Residential Zoning Objective CH-R-22 as follows:</p> <p>Medium A Density Residential development. Development of these lands shall include landscaping</p>	<p>These lands are north of Cobh Town and are elevated.</p> <p>There is no known fluvial flood risk in the area.</p>

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				proposals and shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement.	
8	CB.03.03.01	Glanmire	None	This amendment proposes to extend the development boundary of Glanmire to incorporate an established industrial property as existing built up area.	<p>Part of the area which is proposed to be included within the development boundary of Glanmire is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. There are currently no structures located within Flood Risk Zone A. These objectives will ensure that development will be avoided in areas at risk of flooding.</p> <p>It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.</p>

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
9	CB.03.03.02	Glanmire	GM-U-08	This amendment proposes to include GM-U-08 on the settlement map of Glanmire.	The proposal seeks to provide infrastructure to serve the Dunkettle Ballinglanna Urban Expansion Area. There is no known fluvial flood risk in the area.
10	CB.03.03.14	Glanmire	GM-R-08	This amendment proposes to include a new Residential Zoning Objective GM-R-08 as follows: Medium B density residential development, subject to: - no development (roads, dwellings or structures) within 50m of the existing northern site boundary; - a natural planted corridor to be provided at 50m from the existing northern site boundary; - a comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries; - provision of a 25m deep landscaped corridor along the eastern site boundary, and; - access	These lands are located in the Sallybrook area of Glanmire and are elevated. There is no known fluvial flood risk in the area.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				provided via the adjoining residential development under construction to the northwest, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided.	
11	CB.03.03.15	Glanmire	None	This amendment proposes to extend the development boundary of Glanmire to the north to incorporate additional lands as existing built up area.	<p>Part of the area which is proposed to be included within the development boundary of Glanmire is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of flooding.</p> <p>It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape</p>

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					and ecological sensitivities of the area.
12	CB.03.03.16	Glanmire	GM-R-09	<p>This amendment proposes to include a new Residential Zoning Objective GM-R-09 as follows:</p> <p>Medium B Density Residential development of individual serviced sites. Development of these lands shall include landscaping proposals and shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement, including the provision of advanced strategic planting to be retained on the northern and western edges of the site, to act as a definite limit to any further development in this area.</p>	<p>A small part of the area which is proposed to be included within the development boundary of Glanmire is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment, and this will be indicated as part of the zoning objective for this site. These objectives will ensure that development will be avoided in areas at risk of flooding.</p> <p>It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.</p>
13	CB.03.04.02	Cork City – North Environs	NE-B-02	This amendment proposes a business use on these lands which	These lands are located adjacent to the existing Apple Campus in Hollyhill and are elevated.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				were previously zoned for open space.	There is no known fluvial flood risk in the area.
14	CB.03.04.05	Cork City – North Environs	None	This amendment proposes a flood storage area along the River Bride.	This proposed amendment is positive from the flood risk management perspective.
15	CB.03.04.27	Cork City – North Environs	NE-R-15	This amendment proposes to include a new residential zoning Objective GM-R-15 as follows: Medium B residential development.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
16	CB.03.04.28	Cork City – North Environs	NE-R-17	This amendment proposes to include a new residential zoning Objective GM-R-17 as follows: Medium B residential development.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
17	CB.03.04.29	Cork City – North Environs	NE-R-16	This amendment proposes to include a new residential zoning Objective GM-R-16 as follows: Medium B residential development.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
18	CB.03.04.30	Cork City – North Environs	NE-R-13	This amendment proposes to rezone Open Space objective NE-O-04 to residential use as part of NE-R-13.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
19	CB.03.04.37	Cork City – North Environs	NE-U-05 NE-U-06	This amendment relates to the alteration and	These lands are located in the Ballyvolane Urban

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
			NE-U-11 NE-U-12	addition of a number of roads/road improvements.	Expansion Area. There is no known fluvial flood risk in the area.
20	CB.03.04.45	Cork City – North Environs	None	This amendment proposes to remove existing residential properties from a portion of the Open Space Zoning NE-O-05 and include it as Existing Built Up Area.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
21	CB.03.04.46	Cork City – North Environs	NE-R-04	This amendment proposes to rezone part of Open Space objective NE-O-05 to residential use as part of NE-R-04.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
22	CB.03.04.48	Cork City – North Environs	NE-R-18	This amendment proposes to rezone part of Open Space objective NE-O-06 to residential use as new zoning objective NE-R-18 as follows: Medium A Density Residential development. Development of the site shall make provision for NE-U-06 and the alignment of this route shall be agreed before any development shall commence.	A small part of the area which is proposed to be included within NE-R-18 is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment and this will be indicated as part of the zoning objective for this site. These objectives will ensure that development will be avoided in areas at risk of flooding. It is considered that the flood risk affecting these lands can be managed at the development

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.
23	CB.03.04.49	Cork City – North Environs	NE-R-11	This amendment proposes to extend the area of NE-R-11 to include additional lands to the east.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
24	CB.03.04.50	Cork City – North Environs	NE-R-19	This amendment proposes to include a new residential zoning Objective GM-R-19 as follows: Medium B residential development.	These lands are located in the Ballyvolane Urban Expansion Area. There is no known fluvial flood risk in the area.
25	CB.03.05.01	Carrigtwohill	None	This amendment proposes to remove an existing residential property from a portion of the Business Zoning CT-B-02 and include it as Existing Built Up Area.	These lands are located at the western extent of Carrigtwohill. There is no known fluvial flood risk in the area.
26	CB.03.05.02	Carrigtwohill	CT-U-08	This amendment seeks to reposition the mapping label for CT-U-08 to the correct position for	There is no known fluvial flood risk in the area.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Ballymcadam Bridge.	
27	CB.03.05.03	Carrigtwohill	None	This amendment proposes to remove an existing residential property from a portion of the Business Zoning CT-R-18 and include it as Existing Built Up Area.	These lands are located to the south of the railway line in Carrigtwohill. There is no known fluvial flood risk in the area.
28	CB.03.05.04	Carrigtwohill	None	This amendment proposes to remove a portion of Open Space Zoning CT-O-02 and include it as Existing Built Up Area.	Part of the area which is proposed to be included as Existing Built Up Area is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of flooding. It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					and ecological sensitivities of the area.
29	CB.03.05.05	Carrigtwohill	None	This amendment proposes the insertion of a flood risk map for the north eastern section of the Carrigtwohill North Urban Expansion Area.	This proposed amendment is positive from the flood risk management perspective.
30	CB.05.05.18	Carrigtwohill	None	This amendment proposes to remove open Space Zoning CT-O-04 and include the lands as Existing Built Up Area.	<p>Part of the area which is proposed to be included as Existing Built Up Area is identified as an area which is susceptible to Flooding: Zone B. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of flooding.</p> <p>It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.</p>

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
31	CB.03.05.22	Carrigtwohill	CT-I-01	This amendment proposes to include additional lands within Zoning Objective CT-I-01.	These lands are located to the western end of Carrigtwohill. There is no known fluvial flood risk in the area.
32	CB.03.05.23	Carrigtwohill	None	This amendment proposes to remove part of open Space Zoning CT-O-07 and include the lands as Existing Built Up Area.	These lands are located to the northeastern end of Carrigtwohill. There is no known fluvial flood risk in the area.
33	CB.03.05.24	Carrigtwohill	None	This amendment proposes to remove part of open Space Zoning CT-O-07 and include the lands as Existing Built Up Area.	These lands are located to the northeastern end of Carrigtwohill. There is no known fluvial flood risk in the area.
34	CB.03.05.25	Carrigtwohill	None	This amendment proposes to open Space Zoning CT-O-06 and include the lands as Residential zoning CT-R-19.	Part of the area which is proposed to be included as Residential Zoning CT-R-19 is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment and this has been indicated as part of the zoning objective for this site. These objectives will ensure that development will be avoided in areas at risk of flooding. It is considered that the flood risk affecting these lands can be managed at

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.
35	CB.03.06.07	Little Island	LI-O-05	<p>This amendment refers to a new Open Space zoning for lands adjacent to the Special Area of Conservation in Little Island and is proposed to be zoned as LI-O-05 as follows:</p> <p>Open space. There is a general presumption against development on these lands due to the area's status as a Natura site.</p>	<p>These lands at Carrigrennan are proposed to be zoned as Open Space with a specific reference to a presumption against development on these lands.</p> <p>The lands are at risk of flooding, however, the proposal seeks to zone the lands as open space. This is a flood compatible zoning.</p>
36	CB.03.06.09	Little Island	LI-X-01	<p>This amendment proposes alterations to the text and site area of these LI-X-01 lands.</p>	<p>These lands are located on the site of the former Harbour Point Golf Course.</p> <p>There is no known fluvial flood risk in the area.</p>
37	CB.03.06.10	Little Island	LI-X-02	<p>This amendment proposes a new Special Policy Area zoning on part of lands previously zoned as LI-X-01. These lands are to</p>	<p>These lands are located on the site of the former Harbour Point Golf Course.</p> <p>There is no known fluvial flood risk in the area.</p>

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				be zoned as LI-X-02 as follows: Medium B density residential development up to a maximum of 250 dwelling units incorporating a landscape buffer between the residential units and other site uses.	
38	CB.04.05.02	Glounthaune	None	This amendment proposes to include additional lands within the development boundary of Glounthaune.	These lands are located at the northwestern end of Glounthaune and are elevated. There is no known fluvial flood risk in the area.
39	CB.05.02.01.02	Kerry Pike	None	This amendment proposes to include additional lands within the development boundary of Kerry Pike.	Part of the area which is proposed to be included within the development boundary of Kerry Pike is identified as an area which is susceptible to Flooding: Zone A. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of flooding. It is considered that the flood risk affecting these lands can be managed at the development management stage and will enable flood risk

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, the recreational requirements of the development, landscape and ecological sensitivities of the area.
40	CB.05.02.03.03	Knockraha	None	This amendment proposes to include additional lands within the development boundary of Knockraha.	These lands are located at the northeastern end of Knockraha. There is no known fluvial flood risk in the area.
41	CB.05.02.03.04	Knockraha	None	This amendment proposes to include additional lands within the development boundary of Knockraha.	These lands are located at the northwestern end of Knockraha. There is no known fluvial flood risk in the area.
42	CB.05.03.02.01	Caherlag	None	This amendment proposes to include additional lands within the development boundary of Caherlag.	These lands are located at the southern end of Knockraha. There is no known fluvial flood risk in the area.
43	CB.05.04.06.01	Haulbowline Island	None	This amendment proposes to update the Coastal Flood Zone Mapping in Haulbowline Island.	No SFRA issue to consider.

5.3 Strategic Flood Risk Assessment Conclusion:

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

5.3.2. Eight amendments (items 8, 11, 12, 22, 28, 30, 34 and 40 in Table 5.2 above) may have the potential for possible minor impact but it is considered that such impacts are capable of being fully avoided at the project stage with a proper site specific risk assessment and by designing the layout of the development to avoid the areas at risk of flooding.

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

Appendix A

Changes to the Cobh Environmental Report

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

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

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
including the ecological corridors between them.	<p>the Cork County Biodiversity Action Plan.</p> <ul style="list-style-type: none"> • Establishment of a Green Infrastructure Strategy for the County • Protect habitats from invasive species 	<ul style="list-style-type: none"> • Reduction in the quantum of greenfield land in the county as measured by the increase in the amount of brownfield land associated with each settlement and the no. of one off houses being built in the countryside. • Number of actions achieved in Biodiversity Action Plan • Progress on Green Infrastructure strategy
<p>Soil (S)</p> <p>EPO 4: Protect the function and quality of the soil resource in the Cobh Municipal District</p>	<p>Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Encourage sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste.</p>	<p>No of brownfield sites that have been redeveloped. Volume of construction and demolition waste recycled. Reduction in number of vacant and derelict buildings.</p>
<p>Water (W)</p> <p>EPO 5: Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.</p>	<p>To achieve at least 'good' status in all bodies of surface waters (lakes rivers, transitional and coastal waters). Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater). Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. Encourage future population growth in areas served by urban waste water treatment plants and public water supplies.</p>	<p>Trends in classification of overall status of surface water under Surface Water Regulations 2009 (SI No 272 of 2009)</p> <p>Trends in Classification of Bathing Waters as set by Directive 2006/7/EC.</p> <p>Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.</p> <p>No of households served by urban waste water treatment plants/ septic tanks/ individual WWTP or other systems.</p> <p>No of households served by public water supplies.</p> <p>% of water unaccounted for.</p>
<p>Air Quality and Climate Factors (AQ/C)</p> <p>EPO 6: Protect and improve air</p>	<p>Ensure air quality monitoring results are maintained within appropriate emission limits.</p>	<p>Trends in Air Quality monitoring data.</p> <p>Percentage of population travelling to work by public</p>

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

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

Appendix B: Errata for Section 5 of Draft Cobh Municipal District Local Area Plan Environmental Report

Following publication of the Strategic Environmental Impact Assessment for the 2016 Draft Cobh Local Area Plan, it was noted that there was errata within Section 5 of the published version of the document. Section 5 of the Environmental Report should have read as follows:

5 Alternatives

5.1 Introduction

- 5.1.1 The SEA Directive and Regulations require the Environmental Report to consider ‘reasonable alternatives taking into account the objectives and geographical scope of the plan or programme’ and the significant environmental effects of the alternatives selected. The alternatives must be reasonable and capable of implementation within the statutory and operational requirements of the Plan.
- 5.1.2 Three alternative scenarios have been considered during the drafting process for the preparation of the Draft Municipal District Local Area Plan. Each scenario was prepared having regard to Ministerial Guidelines, the National Spatial Strategy and the Regional Planning Guidelines for the South West Region, including its population targets, and the key aims of the County Development Plan 2014. Any scenario that runs counter to these higher level plans would not be reasonable and has not been considered as part of the Environmental Assessment process.

5.2 SEMPRe

5.2.1 The SEMPRe Settlement Sustainability project for Cork was completed in 2013. The study involved a detailed analysis of the sustainability of the 26 main towns in County Cork using Sustainability Evaluation Metric for Policy Evaluation (SEMPRe) which is an indicator based method of sustainability measurement. The study identified the relative sustainability of the 26 main towns using a series of 25 sustainable indicators, (Table 5-2) of which 5 were identified as key performance indicators (measure significant aspects of sustainability). Each settlement was assessed and awarded a score out of 100, enabling settlements to be ranked in terms of relative sustainability. The Sustainable Development Index (SDI) scores for the 26 main settlements in Cork are detailed in Table 5-1 and are organised into 3 categories. It can be observed that in general, larger settlements are more sustainable and as distance from Cork city increases, settlement sustainability decreases:

- Category 1 settlements have the highest SDI results,
- Category 2 have intermediate SDI results, and
- Category 3 has the lowest SDI results.

Table 5.1: Settlement Sustainable Development Indicators	
Infrastructure and location	
Infrastructural capacity for settlement expansion**	
Connected to gas distribution network	
Index of recycling facilities	
Proportion of households with broadband internet	
Presence of farmers markets	
Water and wastewater	
Water quality of water bodies	
Wastewater treatment spare capacity	
Unaccounted for water	
Populated area at risk of flooding**	
Urban wastewater treatment status	
Population and urban form	
Planned population density **	
Proportion of population unemployed	
Proportion of population with 3 rd level education	
Housing vacancy rate	
Distance to nearest largest retail centre	
Transport and energy	
Average transport CO ₂	
Settlement walkability	
Number of public transport services/1000 population**	
Average household heating CO ₂	
Proportion of population travelling to work by private car	
Livability	
Distance to nearest acute hospital**	
Tidy Towns points score	
SAC, SPA, HA within 5km of settlement	
Distance to nearest park, nature reserve or wildlife park	
Presence of 24 hour Garda station	
** key performance indicators	

Table 5.2: Main Towns Sustainable Settlement Ranking

Settlement	SDI Score 2013	Category	Population 2011
Ballincollig	62.8	1	17,368
Blarney	61.5	1	2,437
Carrigaline	57.2	1	14,775
Carrigtwohill	56.8	1	4,551
Midleton	54.9	1	12,001
Cobh	54.8	1	12,347
Bandon	54.5	1	6,640
Mallow	53.6	1	11,605
Glanmire	53.5	1	8,924
Bantry	53.1	1	3,348
Clonakilty	50.3	2	4,721
Kinsale	50.3	2	4,893
Fermoy	49.6	2	6,489
Passage West	48.6	2	5,709
Macroom	46.7	2	3,879
Buttevant	46.1	2	945
Schull	43.8	2	658
Mitchelstown	42.8	2	3,677
Charleville	41.1	3	3,646
Newmarket	41.0	3	988
Skibbereen	39.2	3	2,670
Youghal	38.2	3	7,794
Dunmanaway	37.8	3	1,585
Castletownbere	37.7	3	912
Millstreet	36.7	3	1,574
Kanturk	35.3	3	2,263

5.2.2 In general Category 1 settlements are relatively large in terms of population size and are located in relatively close proximity to Cork city. Category 1 settlements benefit from economies of scale in terms of infrastructure and services. All settlements in the County Metropolitan Strategic Planning Area are Category 1 settlements with the exception of Passage West which falls into Category 2. Category 1 settlements outside of the Metropolitan SPA are: Mallow, Bandon and Bantry.

5.2.3 Category 2 settlements generally have smaller population sizes and are more peripheral relative to Cork City. Certain settlements such as Schull and Buttevant have population sizes of

less than 1,000 persons and peripheral locations yet fall into the intermediate sustainability category.

- 5.2.4 Category 3 settlements are the least sustainable (with an average SDI of 38.4) and range in population size from Castletownbere (912 persons) to Youghal (7,794 persons) with an average of 2,682 persons. In general category 3 settlements are smaller settlements sited in more peripheral locations relative to Cork city, and are mainly located in the North and West Strategic Planning areas.
- 5.2.5 The score each town receives is determined by how the town measures up in relation to the indicators used in the study which were arrived at following consultation with a range of stakeholders. Indicators chosen were limited by data availability and applicability at the spatial scale of individual towns and it is acknowledged that the use of different indicators may yield different results. The lack of public transport provision and the high reliance on the private car as a means of travelling to work means that most settlements score poorly in terms of transportation while those with an older housing stock score poorly in terms of energy due to higher household heating CO2 emissions. Proximity to the city influenced two indicators (proximity to large retail centre and an acute hospital) so for some towns their sustainability automatically decreases with distance from the city. A sample of potential measures for enhancing the sustainability of these settlements is set out in Appendix A. The study has informed the consideration of alternative scenarios for development in the formulation of the Draft Plan.

5.3 Description of Alternative Plan Scenarios

- 5.3.1 Cobh MD has an extensive urban structure comprising towns and villages. The Draft Cobh Municipal District Local Area Plan provide for the development of 6 main towns 3 key villages, 5 villages, 3 village nuclei and 11 other locations with specific industrial/tourism functions, eg. Marino Point and Fota Island. Table 3.7 show the network of settlements provided for within the current Draft Cobh Municipal District Local Area Plan.
- 5.3.2 Successive County Development Plan strategies have sought to encourage balanced growth across the county to sustain the economies and service levels of the main towns and villages and the key aims of the Draft Plan support the continuation of this approach, seeking sustainable patterns of growth in urban and rural areas.
- 5.3.3 The Regional Planning Guidelines support this balanced approach to development in order to maintain vibrant rural communities with an equal level of urban and rural growth. The population targets set out in Regional Planning Guidelines distribute the population growth target for the SW Region to the Cork Gateway (including Metropolitan Cork), the Greater Cork Area, equivalent to the CASP Ring, the Northern Area which includes North Cork and parts of North and East Kerry, and the Western Area which includes West Cork and South and West Kerry. Targets for the North and West Areas have been allocated between Cork and Kerry in their respective County Development Plan strategies.
- 5.3.4 The scenarios considered in preparing this Draft Plan have therefore been prepared in this context. The overall level of growth allocated to each Municipal District is the same for each scenario, in line with targets of the Core Strategy in the County Development Plan and the Regional Planning Guidelines. The scenarios look at options for development within each MD. Scenarios which would be inconsistent with this approach, by focusing more growth on one MD over another for example, have not been considered.

Scenario 1: Public Transport

- 5.3.5 This scenario seeks to focus a greater proportion of development in a smaller number of settlements to enhance the viability of bus based inter-urban public transport services. Under this scenario the potential for growth is still dispersed over the entire settlement network but a greater proportion of the growth is focused on a smaller number of locations.
- 5.3.6 Very little growth has been allocated to the rural area under this scenario. It is anticipated that the reduced growth targets for the rural areas combined with a revised approach to managing rural housing, would serve to further consolidate growth in those areas along the preferred public transport corridors.
- 5.3.7 In the Cobh Municipal District, this scenario concentrates growth in in the main settlements in Metropolitan Cork, with most of the growth directed towards Glanmire, Cobh, Carrigtwohill, North Environs and Monard with the aim of delivering a sufficient critical mass of population in these towns so as to justify further investments in bus based public transport and suburban rail around the county and growth in rural areas is curtailed.

Environmental Impacts of Scenario 1

- 5.3.8 Scenario One allocates some growth to every settlement in the network and to villages and rural areas, while seeking to concentrate a greater proportion of the growth in a smaller number of settlements. Many of these settlements have inadequate drinking water supply and/or waste water treatment infrastructure, and significant public investment in infrastructure will be required to enable such development to take place. Such investment is essential to accommodate the growth and mitigate impacts on water quality, human health etc. This dispersed pattern of growth will generally give rise to some cumulative impacts on ground and surface water quality, heritage, landscape and biodiversity and will lead to increased levels of environmental effects associated with additional commuting such as increased energy consumption, emissions to air, road traffic noise etc.
- 5.3.9 In those areas where more intense levels of growth are promoted, there is greater potential for negative environmental impacts on soil, air quality, biodiversity and landscape. Such impacts can however be managed by adherence to good practice guidance and procedures in development management. Intense development in some areas would also be balanced with lower development pressures in other areas, particularly the villages and rural areas which will lead to less pressure on biodiversity, groundwater resources, flora and fauna etc. and the general rural amenities of the county.
- 5.3.10 Investment in infrastructure in the main growth centres can be more targeted, potentially leading to better quality provision/ design solutions/ economies of scale.
- 5.3.11 Within the main growth areas, the correlation between population growth and public transport infrastructure will have a neutral to positive environmental impact particularly on air quality, climatic factors and human health due to the reduction in the need to travel and road traffic emissions. The concentration of population within the built up area of the city and its environs might also encourage a greater proportion of people to consider a move to other modes of transport such as walking and cycling with positive benefits on human health, air quality etc.

Planning Effects of Scenario One

- 5.3.12 While the settlement pattern for the county remains dispersed, overall commuting should decrease as a greater proportion of population growth is accommodated in the main settlements where public transport is available, reducing commuting distances and car dependency with associated positive benefits for the population.

5.3.13 The concentration of growth in the manner proposed by this strategy may lead to reduced levels of investment in the other areas which may have negative impacts on quality of life and the quality of the urban environment if there are higher levels of vacancy. The reduced population targets for towns outside the corridor may also hinder their ability to secure investment in waste water infrastructure in the future if there are lower levels of population and employment growth.

5.3.14 Dispersed settlement pattern means limited resources for infrastructural investment have to be spread over a large number of settlements, leading to deficiencies in the level of service provided with potential for negative impacts on the environment (most likely in the area of waste water treatment and water quality). The reduced population targets for towns outside the corridor may also hinder their ability to secure investment in waste water infrastructure in the future if there are lower levels of population and employment growth.

Table 5.3: Scenario 1 Population Targets				
	Census Population 2011	CDP 2014 2022 Target Population	Scenario 1 Population Target 2022	Scenario 1 Population Growth 2011 - 2022
Cobh MD				
Cobh	12,347	14,543	14,543	2,196
Carrigtwohill	4,551	11,618	11,618	7,067
Glanmire	8,924	10,585	10,585	1,661
Monard	0	3,619	3,619	3,619
Cork North Environs	6,692	10,719	10,719	4,027
Main Towns	32,514	51,084	51,084	18,570
Total Villages and Rural	21,030	21,496	21,496	466
Total Municipal District	53,544	72,580	72,580	19,036

Scenario 2: Employment Towns.

5.3.15 This Scenario looks at employment-led growth which focuses development in key locations where employment growth is more likely to be delivered and differs from previous Plan strategies which spread growth more evenly across all the Main Settlements.

Environmental Impacts Scenario Two

5.3.16 Scenario Two allocates growth across the full settlement network, while seeking to concentrate a greater proportion of the growth in a smaller number of settlements where economic/employment growth may be more easily achieved. Many of these settlements have inadequate drinking water supply and/or waste water treatment infrastructure, and significant public investment in infrastructure will be required to enable such development to take place. Such investment is essential to accommodate the growth and mitigate impacts on water quality, human health etc. This dispersed pattern of growth will generally give rise to some cumulative impacts on ground and surface water quality, heritage, landscape and biodiversity and will lead to increased levels of environmental effects associated with additional commuting such as increased energy consumption, emissions to air, road traffic noise etc.

5.3.17 This scenario concentrates economic growth and employment growth in a smaller number of settlements, making them more self sufficient. This could potentially have negative impacts on soil, air quality, biodiversity and landscape but these impacts can be mitigated by implementing good proactive in development management and would be balanced with lower development pressures in other areas, particularly the villages and rural areas with less pressure on the water quality, biodiversity, landscape etc. in these areas. In addition more people will have the opportunity to work locally and possible switch to walking or cycling modes, thus reducing travel distances, traffic volumes and traffic emissions within positive benefits to air quality, climatic factors and human health.

5.3.18 The concentration of growth in the manner proposed by this strategy may lead to reduced levels of investment in the other areas which may have negative impacts on quality of life and the quality of the urban environment if there are higher levels of vacancy and reduced employment opportunities at these locations. The reduced population targets for towns outside the designated employment nodes may also hinder their ability to secure investment in waste water infrastructure in the future if there are lower levels of population and employment growth.

Planning Impacts

5.3.19 The concentration of growth in the manner proposed by this strategy will strengthen the economic position of these towns chosen as the main growth centres, underpinning further investment and making them more attractive places to live. The strategy may also lead to reduced levels of investment in the other areas which may have negative impacts on quality of life and the quality of the urban environment of those areas if there are higher levels of vacancy and reduced employment opportunities at these locations. The reduced population targets for some towns may also hinder their ability to secure investment in waste water infrastructure in the future if there are lower levels of population and employment growth.

5.3.20 Lower levels of development in the rural areas will help conserve the landscape and amenity of those areas, potentially making it more attractive for visitors.

Table.5.4: Scenario 2 Population Targets				
	Census Population 2011	CDP 2014 2022 Target Population	Scenario 2 Population Target 2022	Scenario 2 Population Growth 2011 - 2022
Cobh MD				
Cobh	12,347	14,543	14,743	2,396
Carrigtwohill	4,551	11,618	12,618	8,067
Glanmire	8,924	10,585	9,885	961
Monard	0	3,619	2,919	2,919
Cork North Environs	6,692	10,719	10,919	4,227
Main Towns	32,514	51,084	51,084	18,570
Total Villages and Rural	21,030	21,496	21,496	466
Total Municipal District	53,544	72,580	72,580	19,036

Scenario 3: Balanced Growth

5.3.21 In this scenario, significant growth is allocated across the main settlements with lower levels of growth in the villages and rural areas. The principle strength of this scenario lies in the balanced approach allowing for the majority of growth to take place in the main settlements but at the same time allowing for continued, more modest growth in the villages and rural areas, continuing to support the economies of these areas to underpin local services and quality of life. The pattern of population distribution in this scenario is more dispersed than in the other scenarios as it seeks to support all the main towns. However this is balanced with an employment strategy which seeks to bring people and jobs closer together either in the same settlement or by high quality transport links connecting settlements together.

5.3.22 In the Cobh MD, the majority of the growth is assigned to Monard and the North Environs, followed by Glanmire, Carrigtwohill and Cobh with more modest growth in the other towns, villages and rural areas.

Environmental Impacts

5.3.23 The concentration of both population and employment growth in the main urban areas of the County would serve to reduce commuting patterns as more people would be afforded greater opportunities to live closer to their places of employment and/or travel using high quality public transport links. Such an approach would have a positive environmental effect by serving to reduce CO2 emissions and would enhance people's quality of life.

5.3.24 Focusing population growth across the settlement network will necessitate significant investment in water services infrastructure.

5.3.25 While allowing for growth in rural areas, this scenario will result in some negative impacts on the environment. It is unlikely that developments in rural area will be connected to public wastewater treatment networks. While not as significant on their own, the cumulative impact of rural development could have significant negative impacts both on biodiversity and particularly on water quality.

5.3.26 This scenario would still give rise to the growth of rural housing outside the settlement network which would contribute to further unsustainable commuting patterns and increased car dependency.

Planning Impacts

5.3.27 In common with the other scenarios, this scenario has a strong urban influence. It sets out population targets for the main settlements that, while ambitious, will ultimately help them perform their function as the primary growth centres in the county.

5.3.28 The scenario also recognises that there is a demand for growth in rural areas and provides for some additional growth in the key villages and lower order settlements in rural areas. Facilitating population growth in these areas would in turn encourage the retention of services in these locations. The scale of growth envisaged however is not of a scale that would serve to undermine the growth of the main urban centres in the county.

Table 5.5: Scenario 3 Population Targets				
	Census Population 2011	CDP 2014 2022 Target Population	Scenario 3 Population Target 2022	Scenario 3 Population Growth 2011 - 2022
Cobh MD				
Cobh	12,347	14,543	14,543	2,196
Carrigtwohill	4,551	11,618	11,718	7,167
Glanmire	8,924	10,585	10,685	1,761
Monard	0	3,619	3,619	3,619
Cork North Environs	6,692	10,719	10,719	4,027
Main Towns	32,514	51,084	51,284	18,770
Total Villages and Rural	21,030	21,496	21,296	266
Total Municipal District	53,544	72,580	72,580	19,036

5.4 Evaluation of Alternative Scenarios

5.4.1 The evaluation of the three proposed alternative scenarios for their respective impacts on the environment was undertaken utilising the Environmental Protection Objectives (EPOs) specifically developed to protect, maintain, conserve or restore environmental elements within the Municipal District. Each scenario was assessed as to whether it was likely to have a positive, negative, uncertain or neutral impact on the EPO's. The EPO's against which the three scenarios were assessed are set out in Section 4, Table 4.1 and are outlined below together with a matrix assessment of each scenario.

5.4.2 All scenarios are assessed on the basis **that appropriate water services infrastructure will be available to cater for growth and development will not be permitted in the absence of this critical infrastructure.**

EPO Reference number	Table 5.6: Environmental Objectives
EPO 1	To ensure the sustainable development of Cork County so the people of Cork have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.
EPO 2	To protect and enhance human health and manage hazards or nuisances arising from traffic and incompatible land uses.
EPO 3	Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management, including the ecological corridors between them.
EPO 4	Protect the function and quality of the soil resource in County Cork
EPO 5	Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.
EPO 6	Protect and improve air quality.
EPO 7	Contribute to mitigation of, and adaptation to, climate change
EPO 8	Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.
EPO 9	Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.
EPO 10	Make best use of the material assets of the county and promote the sustainable development of new infrastructure to provide for the current and future needs of the population.
EPO 11	Protect flood plains and areas at risk of flooding from inappropriate development.

5.5 The Preferred Scenario

5.5.1 The Planning Acts require that a Local Area Plan must be consistent with the objectives of the development plan, its core strategy and any regional spatial and economic strategy that applies to the area. This makes the consideration of alternative scenarios more difficult and the key parameters have already been determined. The provisions of the core strategy imply that higher level plans are the ones where the strategic alternative scenarios need to be considered and subjected to rigorous environmental assessment.

5.5.2 Given the parameters established by the Regional Planning Guidelines and the extensive nature of the designated settlement network within the county, the alternatives considered in preparing the draft plan are all rather similar in promoting balanced development across the county and have relatively similar impacts.

5.5.3 Scenario 3 is the one that places the most emphasis on building on what has already been achieved within the county in terms of supporting the network of settlements, the established employment areas while continuing to support the development of villages and rural areas and it is therefore the preferred scenario, giving the most positive interaction for most of the population with EPO 1. Scenarios 1 and 2 in promoting a more focused development pattern would inevitably lead to the decline and contraction of some of the other towns, villages and

rural areas resulting in the loss of economic opportunities in those areas, reduced investment and an overall reduction in the quality of life for the people living in those areas.

Table 5.7: Alternative Scenarios interaction with Environmental Protection Objectives				
	Positive Interaction with status of EPOs	Negative Interaction with status of EPOs	Uncertain Interaction with status of EPOs	Neutral Interaction with status of EPOs
Scenario 1	EPO 2, 6, 7, 10	EPO1 3, 5		EPO 4, 8, 9
Scenario 2	EPO 2, 6, 7, 10	EPO 1, 3, 5		EPO 4, 8, 9
Scenario 3	EPO 1, 2, 6, 7, 10			EPO 3,4,5 8, 9

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

Prepared by Cork County Council
Planning Policy Unit
April 2017

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1 Introduction

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

In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) as provided for in part XAB of the Planning and Development Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura Sites¹), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant or animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process. Further detail in relation to the legislative background to Habitats Directive Assessment is available in **Appendix II** of this report.

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

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

2 How this Report Was Prepared

Working Methods

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

Consultation

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

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

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

On-line via www.corkcoco.ie following the instructions provided

OR

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

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

Data Sources, Gaps and Limitations

The information contained in this report is based on a desktop review of information relating to Natura 2000 sites and to the habitats and species that they support. References and data used are cited in the back of this report.

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

The Cobh Municipal District covers a small but heavily populated area extending North and West from Cobh around the northern boundary of Cork Harbour and Cork City. The Municipal District encompasses the main towns of Cobh, Carrigtwohill, Glanmire and the North City Environs as well as the proposed new town of Monard and number of villages and smaller settlements surrounding the north harbour area. The boundaries of the Municipal District area are shown on **Figure 1** below.

Figure 1: Cork Municipal Districts Areas



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

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1058	Great Island Channel SAC	Mudflats and sandflats not covered by seawater at low tide [1140] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]	To maintain the favourable conservation condition of the following habitats for which the Great Island Channel SAC is designated: <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140] and to restore the favourable conservation condition of

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330] <p>which are defined by attributes and targets set out in Conservation Objectives for the Great Island Channel SAC (June 2014) available at www.NPWS.ie</p>
2170	Blackwater River (Cork/Waterford) SAC	<ul style="list-style-type: none"> Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Perennial vegetation of stony banks [1220] <i>Salicornia</i> and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] <i>Taxus baccata</i> woods of the British Isles [91J0] <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] <i>Petromyzon marinus</i> (Sea Lamprey) [1095] <i>Lampetra planeri</i> (Brook Lamprey) [1096] <i>Lampetra fluviatilis</i> (River Lamprey) [1099] <i>Alosa fallax fallax</i> (Twaite Shad) 	<p>To maintain the favourable conservation condition of the following habitats and species for which the Blackwater River SAC is designated:</p> <ul style="list-style-type: none"> <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] <i>Lampetra planeri</i> (Brook Lamprey) [1096] <i>Lampetra fluviatilis</i> (River Lamprey) [1099] <i>Salmo salar</i> (Salmon) [1106] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Perennial vegetation of stony banks [1220] <i>Salicornia</i> and other annuals colonising mud and sand [1310] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] <i>Trichomanes speciosum</i> (Killarney Fern) [1421] Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] <i>Petromyzon marinus</i> (Sea Lamprey) [1095] <i>Alosa fallax fallax</i> (Twaite Shad) [1103]

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p>[1103]</p> <ul style="list-style-type: none"> • <i>Salmo salar</i> (Salmon) [1106] • <i>Lutra lutra</i> (Otter) [1355] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<ul style="list-style-type: none"> • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] • <i>Lutra lutra</i> (Otter) [1355] <p>which are defined by attributes and targets set out in Conservation Objectives for Blackwater River SAC July 2012 available at www.NPWS.ie</p> <p>*status of <i>Taxus baccata</i> woods of the British Isles as a qualifying feature for this SAC is currently under review.</p>
4022	Ballycotton Bay SPA	<ul style="list-style-type: none"> • Teal (<i>Anas crecca</i>) [A052] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Turnstone (<i>Arenaria interpres</i>) [A169] • Common Gull (<i>Larus canus</i>) [A182] 	<p>To maintain the favourable conservation condition of the following bird species in Ballycotton Bay SPA:</p> <ul style="list-style-type: none"> • Teal (<i>Anas crecca</i>) [A052] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Turnstone (<i>Arenaria interpres</i>) [A169]

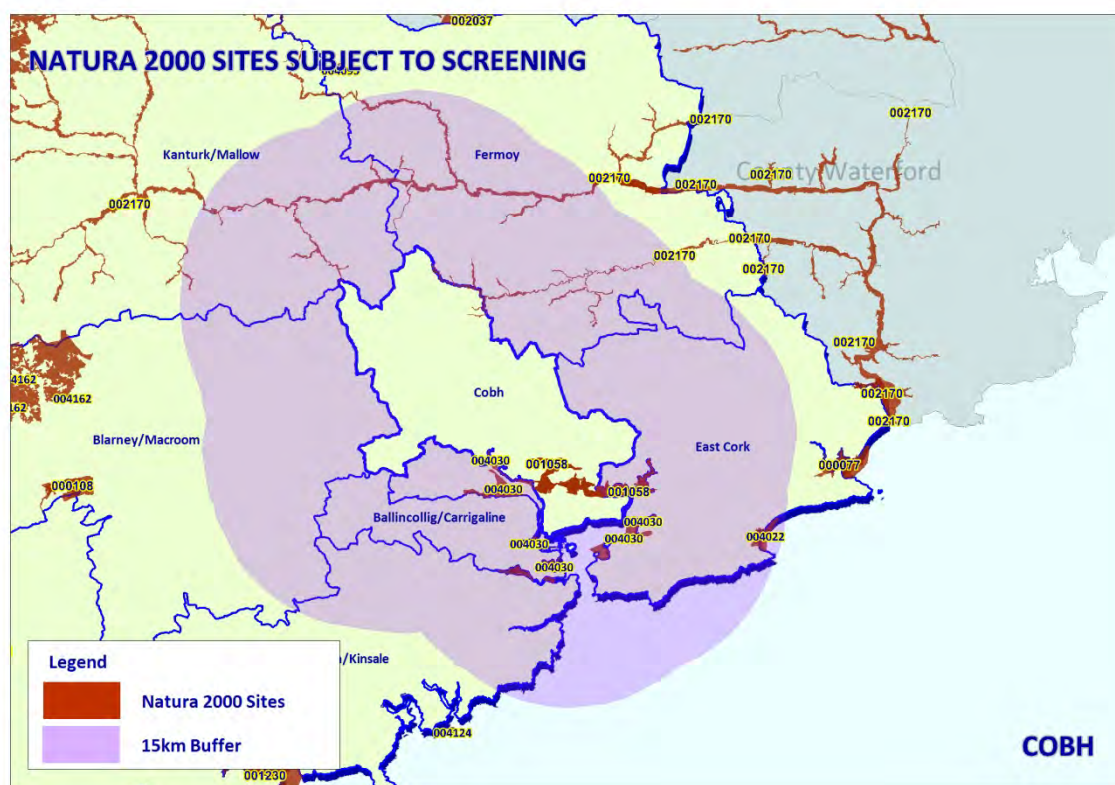
Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Wetland and Waterbirds [A999] 	<ul style="list-style-type: none"> • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Ballycotton Bay SPA as a resources for the regularly-occurring migratory birds that utilise it <p>as defined by attributes and targets set out in Conservation Objectives Ballycotton Bay SPA (Aug 2014) which are available at www.NPWS.ie</p>
4030	Cork Harbour SPA	<ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] 	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa</i>

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] • Wetland and Waterbirds [A999] 	<p><i>lapponica</i>) [A157]</p> <ul style="list-style-type: none"> • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resources for the regularly-occurring migratory birds that utilise it <p>as defined by attributes and targets set out in Conservation Objectives Cork Harbour SPA Dec 2014 which are available at www.NPWS.ie</p>
4094	River Blackwater Callows SPA	<ul style="list-style-type: none"> • Whooper Swan (<i>Cygnus cygnus</i>) [A038] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Wetland and Waterbirds [A999] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Whooper Swan (<i>Cygnus cygnus</i>) [A038] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] <p>and to maintain or restore the favourable condition of the wetland habitat at Blackwater Callows as a resource for the regularly-occurring migratory waterbirds that utilise it as set out in the Conservation Objectives for the Blackwater Callows SPA which are available at www.NPWS.ie</p>

Figure 2 Natura Sites Subject to Screening



4 Summary of Proposed Amendments

There were a total of 224 submissions received during the public consultation period on the Draft Cobh Municipal District Area Local Area Plan. Of these submissions, 26 focused on general, county wide issues, 4 submissions focused on issues relating to the Electoral Area and a further 196 submissions relating to specific sites. An additional 18 submissions were received in relation to the proposed Strategic Land Reserves. The majority of the submissions related to issues in the main settlements.

A total of 163 amendments are proposed to be made to the plan arising from consideration of these submissions, and arising from discussions and from resolutions passed by Members at meetings held in March 2017. The proposed amendments can be categorised as follows:

- amendments to remove policies relating to Town Council Areas (Cobh) from the plan. These amendments relate to a submission from the Department of Housing, Planning, Community and Local Government that advised against the inclusion of Town Council areas in the Local Area Plan for legal reasons;
- amendments clarifying links to CDP policies in relation to protection of the natural environment, water resources and cultural heritage assets;
- amendments to clarify policies to reflect National Guidance – retail guidelines, flood risk etc, provision of water and waste water infrastructure;
- amendments clarifying the Council's approach to Core Strategy;

- amendments relating to areas identified in the draft plan as possible Strategic Land Reserves;
- amendments to set out further detail in relation to future development of proposed Urban Expansion Areas at Ballyvolane (North City Environs), Ballinglanna – Dunkettle (Glanmire), and Carrigtwohill North (carrigtwohill);
- amendments to zone additional land or rezone already zoned land arising from public submissions;
- amendments relating to location specific policies arising from public submissions;
- amendments arising from Habitats Directive Screening Assessment and/or Strategic Environmental Assessment of the draft plan*;
- amendments to correct flood zone maps;
- minor amendments to correct inaccuracies / errors in the draft plan;

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

5 Screening Assessment

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

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

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

Table 2: Summary of Outcome of Screening of Proposed Amendments

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

6 Screening Conclusion

Cobh Municipal District Local Area Plan Proposed Amendments - Screening Conclusion	
Natura 2000 sites subject to Screening for Appropriate Assessment	Great Island Channel SAC (1058) Blackwater River (Cork/Waterford) SAC (2170) Ballycotton Bay SPA (4022) Cork Harbour SPA (4030) River Blackwater Callows (4094)
Description of the Amendments	See Appendix I of this report and Proposed Amendments Document (May 2 nd 2017).
Are the Amendments Directly Connected with Or Necessary to the Management of the Natura 2000 sites identified above	No
Are there other projects or plans that together with these amendments which could give rise to cumulative impacts on any of the above listed sites.	<p>Other plans that set land use policy and promote the intensification of economic, tourism, agriculture and forestry activity in within the Cork Harbour, may include policies whose implementation could result in negative ‘in combination’ effects on habitats and species for which the above listed sites are designated include <i>inter alia</i>:</p> <ul style="list-style-type: none"> • Atlantic Gateways Initiative 2006 • Common Agricultural Policy (2014-2020) • Cork Area Strategic Plan (2008) • Cork County Development Plan 2015 • Fermoy MD Draft Local Area Plan 2016 • East Cork MD Local Area Plan • Forests, products and people – Irelands forest policy-a renewed vision 2014 • Harvest 2020-A Vision for Irish Agri-Food and Fisheries • National Climate (2007-2012) Climate Adaptation Framework (2012) • National Development Plan 2007-2013 • National Renewable Energy Action Plan • National Spatial Strategy • National Tourism Action Plan 2016-2018 • National Waste Management Plan 2004-2009 • North and West Cork Strategic Plan 2002-2020 • Smarter Travel. A New Transport Policy for Ireland 2009-2020 • South Western Regional Planning Guidelines 2010-2022 <p>The primary issues of concern are</p> <ul style="list-style-type: none"> • policies which could result in increased pressure for development

	<p>within or near Natura 2000 sites;</p> <ul style="list-style-type: none"> • policies resulting in an increased pressure on water quality in sensitive catchments; •
Assessment of Significant Effects	
Describe how the proposed amendments (alone or in combination is likely to affect Natura 2000 sites)	No proposed amendments were identified which were considered to be likely to give rise to significant negative impacts on any Natura 2000 site.
Recommended changes to the plan	No changes or modifications are required to be made to the proposed amendments on foot of the Habitats Directive Screening Assessment.
List of Agencies Consulted	The proposed amendments and this report will be referred to all of the relevant Statutory Authorities and will be available for consideration by the General Public from May 2 nd to May 30 th 2017.
Conclusion	It is considered that potential for the proposed amendments to give rise to significant negative effects on the Natura 2000 network can be screened out.
Data Collected to Carry Out the Assessment	
Who carried out the assessment	Planning Policy Unit Cork County Council
Sources of Data	See references
Level of Assessment Completed	Screening for Appropriate Assessment
Where can the full results of the assessment be accessed and viewed	Habitats Directive Assessment will continue through the process of making this plan. All documents associated with the process will be available at www.corkcoco.ie

7 Sources of Information

National Parks and Wildlife Service Data

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

Guidance

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

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

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

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

Appendix I Proposed Amendments Screening Assessment

Please see the Proposed Amendments Document (May 2nd) for Maps and Appendices referred to in this table.

Ref	Amendment	Draft LAP No.	HDA Comment
	Section 1: Introduction		
CB 01.01.01	<p>Volume 1, Section 1. Introduction</p> <p>Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans.</p> <p>(See Proposed Amendments Document for revised Table 1).</p> <p>Text change only</p>	6	No issues of concern identified.
CB 01.01.02	<p>Volume 1, Section 1. Introduction</p> <p>Delete the following text in paragraph 1.1.3</p> <p>This Draft Local Area Plan for Cobh Municipal District has been prepared, so that once finalised, it can replace the previous Electoral Area Local Area Plans adopted in 2011- and the Cobh Town Development Plan 2013, adopted by the former Cobh Town Council.</p> <p>Text change only</p>	7	No issue of concern identified.
CB 01.01.03	<p>Volume 1, Section 1. Introduction</p> <p>Delete paragraph 1.6.6 and replace with new text as follows;</p> <p>1.7.6— Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the</p>	13	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.</p> <p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p>Text change only</p>		
CB 01.01.04	<p>Volume 1, Section 1. Introduction</p> <p>Insert new Heading "Housing Density" and text after paragraph 1.7.13 "Green Infrastructure" as follows;</p> <p>The approach to housing density used in this Plan is set out in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p>Text change only</p>	30	No issue of concern identified.
CB 01.01.05	<p>Volume 1, Section 1. Introduction</p> <p>Insert additional paragraphs after paragraph 1.7.12 as follows;</p> <p>A Transport Strategy for Cork Metropolitan Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metropolitan Cork. It will be used to inform transport investment levels and prioritization and will provide analytical basis for integration of land use and transport planning – social, economic and environmental indicators. The Strategy will be able to inform sustainable land use policy formulation.</p> <p>Cork County Council and Cork City Council have prepared a cycling network plan for the Cork Metropolitan area and surrounding towns. The objective of the project is to provide a clear plan for the future development of the cycling network within the Metropolitan Area to encourage greater use of cycling for trips to work, school, recreation and leisure. The relevant routes are mapped for each of the settlements</p>	30	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>of Cobh, Glanmire, Glounthaune, Little Island, Carrigtwohill and the north environs and can be found in the Cork Cycle Network Plan.</p> <p>Text change only</p>		
CB 01.01.06	<p>Volume 1, Section 1. Introduction</p> <p>Insert an additional paragraph after paragraph 1.6.30 in the City Gateways section as follows ;</p> <p>Initially this initiative will focus on aesthetic and environmental improvements in these areas in advance of an integrated Land Use and development framework to be conducted in collaboration with the relevant stakeholders including, relevant landowners, Cork City Council , the National Transport Authority and Transport Infrastructure Ireland.</p> <p>Text change only</p>	18	No issue of concern identified.
CB 01.01.07	<p>Volume 1, Section 1. Introduction</p> <p>Delete Sections 1.6.33 to 1.6.44 Strategic Land Reserve and replace with the Active Land Management / Strategic Land Reserve Text as outlined in Section 4 of the Proposed Amendments Document.</p> <p>Text change only</p>	19	It was recommended through the HDA process that it be clarified that detailed assessments of SLR areas which will be used to identify lands for development will include Habitats Directive Assessment and Strategic Environmental Assessment. This recommendation has been accommodated via this amendment.
CB 01.01.08	<p>Volume 1, Section 1. Introduction</p> <p>Insert a new paragraph after paragraph 1.6.25 Regeneration areas as follows</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a Vacant sites register, identifying sites on which a vacant site levy can be applied. The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as</p>	17	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p>Text change only</p>		
CB 01.01.09	<p>Volume 1, Section 1. Introduction</p> <p>Insert the following after paragraph 1.7.13 as follows</p> <p>During the lifetime of this plan, the Council will undertake to review and update the recreational and amenity analysis previously undertaken by the Forward Planning section of the Council.</p> <p>Text change only</p>	30	No issue of concern identified.
CB 01.01.10	<p>Volume 1, Section 1. Introduction</p> <p>Insert the following paragraph in Section 1.7 of LAP as follows (insert after objective table IN-01)</p> <p>Managing downstream flood impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.</p> <p>Text Change Only</p>	30	No issue of concern identified.
Section 2: Local Area Strategy			
CB 02.01.01	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Delete Table 2.2 "Housing requirements and Land Supply" and replace with a revised Table 2.2 as per the Proposed Amendments document.</p> <p>Text in para 3.2.11 and Section 2.4 will be updated on finalisation of amendments.</p> <p>Insert additional text in Section 2.4 Growth Strategy as follows;</p> <p>During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required.</p>	38	Revisions to numbers as proposed in this table are to reflect numbers shown in CDP of 2014. No increase in population target is proposed for MD area beyond those which were proposed in CDP of 2014. No issues of concern arise.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>The core strategy requires the village network to accommodate 1,045 units, the current appropriate scale of development would allow 770 units. Therefore the balance of 275 additional units will have to be accommodated in the main settlements.</p> <p>In order to accommodate 275 units approximately 11ha of zoned land based on a density of 25 units per ha would be required. This would bring the net estimated requirement to meet the needs of the Municipal District to 441ha leaving a headroom of 154ha or 35%.</p> <p>Note: During the lifetime of this plan, the council will initiate an Active Land Management process to help address the fact that not all residential zoned lands delivers housing. The above table should be considered within the context of this Active Land Management process / Strategic Land Reserve narrative as set out in Section 4 of the Proposed Amendments Report (2nd May 2017).</p> <p>Text change only</p>		
CB 02.01.02	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>a) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows;</p> <p>g) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1 of the Cork County Development Plan, 2014.</p> <p>h) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate</p>	43	This amendment arose in part from the completion of HDA screening in respect of the draft plan. No issues of concern arise.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>transitional and longer term maintenance and repair programme has been provided for.</p> <p>i) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014.</p> <p>j) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed in Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>k) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p>l) The Council is committed to the preparation and implementation of a Wastewater Management Strategy for the Cork Harbour Area as per the 2014 County Development Plan.</p> <p>Text Change Only</p>		
CB 02.01.03	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Large Scale Retail Warehousing</p> <p>Delete Paragraph 2.5.2 and replace with revised text as follows;</p> <p>2.5.2 The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. As detailed in the RPG’s the scale of such outlets requires a regional, if not national, population catchment. In this regard a proposal for such a retail warehouse development in excess of 6,000 sq. metres may be appropriate in Cork Gateway. Specific criteria regarding such developments are set out in the RPG’s and in particular such</p>	41	No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>developments must accommodate a range of bulky goods together with a range of customer facilities which require a national population catchment. Furthermore such developments must not adversely affect the efficiency of the national road network and it be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads taking account of the opportunities for encouraging a modal split towards more sustainable travel modes. Such development should also be served by existing or planned public transport services. The potential impact of a retail warehouse in excess of 6,000 sq. metres will need to be carefully examined in the context of this guidance."</p> <p>"The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that "there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. Specific criteria regarding such developments are set out in the Retail Planning Guidelines as follows;</p> <ul style="list-style-type: none"> a) Will accommodate a range of predominantly bulky goods under one roof, together with a range of customer facilities (e. restaurant, crèche), on a scale which requires a regional, if not national, population catchment; b) Is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that proposals can demonstrate the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes; c) Will be served by existing or planned public transport services; d) Will make adequate provision for those opting for home delivery of goods other than by private car; e) Will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and f) Will take account of the vitality/viability criteria in respect of city/town centres set in the Retail Planning Guidelines and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre locations. <p>Any proposed sites designated for this use would in particular need to satisfy the locational criteria at (b)</p>		

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>and (c) above.</p> <p>The potential impact of a retail warehouse in excess of 6,000 sq. m. will need to be carefully examined in the context of this guidance.</p> <p>Text change only</p>		
CB 02.01.04	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Include additional paragraph following paragraph 2.6.10 as follows:</p> <p>2.6.11: The Municipal District has an interesting and varied range of built heritage and features, both architectural and archaeological, that give the area a unique sense of place and identify an important link with the past. Each settlement chapter of this plan refers the unique aspects of a settlement built, archaeological and natural heritage where relevant. Many of the settlements are historical in origin and some contain archaeological sites, but much of the archaeology / subsurface archaeology is incorporated into later buildings. For reference to all known archaeological monuments in the district see www.archaeology.ie.</p> <p>Text change only.</p>	42	No issues of concern identified.
CB 02.01.05	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Insert additional heading and paragraphs in Section 2.5.4 – after Large Scale Retail Warehousing section.</p> <p>Outlet Centres</p> <p>Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012) describes outlet centres as ‘groups of stores retailing end-of-season or discontinued items at discounted prices and are typically located in out-of-centre locations.’ Furthermore, the Retail Planning Guidelines highlight the following characteristics of outlet centres:</p> <p>‘The success of these outlet centres depends on attracting customers from a wide catchment area, and from the tourism sector. When they are located out-of-town on greenfield sites, they can divert a significant amount of expenditure on comparison shopping goods away from established city/town centres and tourist centres even some distance away. Nonetheless, outlet centres within or immediately adjacent to a city or town centre can generate commercial synergies with the established retail outlets, thereby raising the profile of the centre and enhancing aggregate turnover on retail goods and leisure activities.’</p> <p>‘It should be recognised, however, that outlet centres are unlikely to succeed commercially in close proximity to the main urban centres in Ireland because retailers</p>	41	No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>do not normally choose to trade at a large discount in direct competition with their high street outlets. However, experience shows that this constraint is unlikely to arise with smaller or secondary town centres, especially those in areas which attract large numbers of tourists.'</p> <p style="text-align: right;"><i>Retail Planning Guidelines for Planning Authorities (2012)</i></p> <p>Hence, having regard to the specific niche market that outlet centres operate within, applicants need to demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations. In addition, applicants can benefit from proposing a location that attracts large numbers of tourists.</p> <p>Furthermore, potential locations of outlet centres should be such that they complement existing retail offerings / established tourist areas, and having regard to the foregoing, locations within Metropolitan Cork emerge as the most appropriate location to create those economic synergies.</p> <p>Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:</p> <ul style="list-style-type: none"> • will accommodate predominantly the retailing of end-of-season or discontinued items; • demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations; • demonstrate ability to reinforce existing tourism sector; • the provisions of the Cork County Development Plan and Metropolitan Cork Joint Retail Strategy; • the sequential test set out in chapter 4 of the Retail Planning Guidelines for Planning Authorities; • is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that the proposal can demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes; • will be served by existing or planned public transport services; 		

Ref	Amendment	Draft LAP No.	HDA Comment
	<ul style="list-style-type: none"> • will make adequate provision for private car use; • will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and, • will take account of the vitality/viability criteria in respect of city/town centres set out in the Retail Planning Guidelines for Planning Authorities (2012) and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre location. <p>Text Change Only</p>		
CB 02.01.06	<p>Volume 1, Section 2 Local Area Plan Strategy - Amend table 2.4 (See Proposed Amendments document for revised Table 2.4):</p> <p>Text change only</p>	40	No issue of concern identified.
CB 02.01.07	<p>Volume 1, Section 2 Local Area Plan Strategy</p> <p>Insert additional text heading and paragraph after paragraph 2.2.3 in Section 2 of DLAP as follows</p> <p>Para 2.2.4:</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p>Text change only</p>	35	No issue of concern identified.
	Section Three: Main Towns		
	Cobh		
CB 03.02.01	<p>Volume 1, Section 3, Main Towns</p> <p>all text relating to lands that are covered by the provisions of the Cobh Town Development Plan 2013. Deleted text is illustrated by strikethrough <u>and underlined</u> in Section 3.2 of this document.</p> <p>Text change only</p>	47-70	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB 03.02.02	<p>Volume 1, Section 3, Main Towns</p> <p>Delete the following sentence 3.1.11 Where a town had a former Town Development Plan for the Town Council these have been included in this plan to form a coherent planning policy framework for the town as a whole.</p> <p>Text Change only</p>	46	No issue of concern identified.
CB 03.02.03	<p>Volume 1, Section 3, Main Towns</p> <p>Delete land use zoning map for the Cobh Town development Plan 2013 and replace with new land use zoning map.</p> <p>Map change only</p>	71	No issue of concern identified.
CB 03.02.04	<p>Volume 1, Section 3, Main Towns</p> <p>Amend a section of the land use zoning map CH-R-12 Medium residential development and rezone as an Existing built up area.</p> <p>Map change only</p>	71	No issue of concern identified.
CB 03.02.05	<p>Volume 1, Section 3, Main Towns</p> <p>Include an additional objective to the table titled <i>Specific List of objectives for Cobh</i> as follows</p> <p>CH-U-12: Upgrading of Ticknock to Cobh Road including pedestrian walkways and cycleways.</p> <p>Text and Map changes</p>	70	No issue of concern identified.
CB 03.02.06	<p>Volume 1, Section 3, Main Towns</p> <p>Delete Objective CH-O-09 in the table Specific List of objectives for Cobh; and increase area of CH-R-16 to incorporate CH-O-09.</p> <p>CH-O-09: Active Open Space</p> <p>Text and Map changes</p>	69 & 71	No issue of concern identified.
CB 03.02.07	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to CH-GO-13, as follows:</p> <p>Retain a substantial portion of existing landscape features, including field banks, hedgerows, treelines and masonry walls within zoned lands.</p> <p>Text change only.</p>	70	No issue of concern identified.
CB 03.02.08	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional objective to the General List of objectives for Cobh as follows:</p> <p>CH-GO-15 To preserve and protect the archaeological and architectural heritage both formal and vernacular and heritage features which contributes to the character of Cobh including historic boundaries, walls, gate piers, street furniture.</p>	66	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text change only		
CB 03.02.09	<p>Volume 1, Section 3, Main Towns</p> <p>Regeneration Sites text in Section 3.2.110 and Table 3.2.4: Regeneration Areas in Cobh – to be relocated to Marino Point (Other Locations)</p> <p>Text change only</p>	64	No issue of concern identified.
CB 03.02.10	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraph 3.2.104 of Phasing and Implementation, this will now read as follows, as outlined in section 3.2 of the Proposed Amendments Report (2nd May 2017).</p> <p>3.2.104: A total of 2 indicative development phases are identified within the site. This Local Area Plan specifies for each phase; the number of residential units, open space requirements, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.</p> <p>Text change only</p>	62	No issue of concern identified.
CB 03.02.11	<p>Volume 1, Section 3, Main Towns</p> <p>Insert three additional paragraphs in Phasing and Implementation following paragraph 3.2.104 as follows:</p> <p>As the ownership of this site is fragmented amongst several land owners, one of the challenges faced in implementing these proposals is the need to develop a model for the funding and provision of critical ‘on’ and ‘off’ site infrastructure so that the cost is equitably shared by those subsequently carrying out development. The County Council has established a Housing Infrastructure Implementation Team which is currently developing proposals that will secure the delivery of the relevant infrastructure on this site.</p> <p>Because of the importance of the site to the overall delivery of new housing in Metropolitan Cork and because of its strategic location close to the Cobh railway line, the County Council is giving consideration to the potential for it to step in and deliver the core infrastructure (including access roads, water services and particular areas of open space) that will enable individual parcels of zoned land to be developed independently of each other but in accordance with appropriate planning principles as set out in this Local Area Plan. Once firm proposals are developed, the County Council will consult with landowners/developers and other stakeholders.</p> <p>In the interim, development proposals that can provide the necessary infrastructure can be considered for permission.</p>	62	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>Through the system of development contributions and agreements (provided for by sections 47, 48 and 49 of the Planning & Development Act 2000), developers will be required to reimburse the full costs incurred by the County Council as the development progresses.</p> <p>Text change only</p>		
CB 03.02.12	<p>Volume 1, Section 3, Main Towns</p> <p>Delete all phasing text in paragraphs; 3.2.105 – 3.2.109 , refer to Section 3.2 of the Proposed Amendments Report (2nd May 2017).</p> <p>Text change only</p>	62	No issue of concern identified.
CB 03.02.13	<p>Volume 1, Section 3, Main Towns</p> <p>Replace Table 3.2.3 “Phased Development Programme: Ballynoe Urban Expansion Area” with revised Table 3.2.3 as detailed in Section 3.2 of the Proposed Amendments Report (2nd May 2017) emphasising indicative nature of Development Programme for Ballynoe Urban expansion area.</p> <p>Text change only</p>	63	No issue of concern identified.
CB 03.02.14	<p>Volume 1, Section 3, Main Towns</p> <p>Coastal Flood Zone Mapping Amendment: Cobh and Haulbowline</p> <p>It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 5.</p> <p>Map change only</p>	71 & 228	No issue of concern identified.
CB 03.02.15	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new zoning objective as follows:</p> <p>CH-X-02: Medium B Density Residential development on 4.5ha at the eastern extent of the lands, in a woodland setting with pedestrian and vehicular access provision to the adjoining lands to the east. The remainder of the lands, west of the ridgeline, shall provide for open space and woodland with provision for pedestrian and cycling links and car parking to serve the future railway station. Development of these lands shall include landscaping and protection of the more vulnerable slopes and associated habitats, and, shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement.</p> <p>Text and Map change</p>	68, 70 & 71	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB 03.02.16	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new zoning objective as follows:</p> <p>CH-R-22: Medium A Density Residential development. Development of these lands shall include landscaping proposals and shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement.</p> <p>Text and Map change</p>	68 & 71	No issue of concern identified.
	Glanmire		
CB 03.03.01	<p>Volume 1, Section 3, Main Towns</p> <p>Extend settlement boundary to east, to include the existing light industrial property as Existing Built up area.</p> <p>Map change only</p>	88	No issue of concern identified.
CB 03.03.02	<p>Volume 1, Section 3, Main Towns</p> <p>Insertion of GM-U-08 on settlement map.</p> <p>Map change only</p>	88	No issue of concern identified.
CB 03.03.03	<p>Volume 1, Section 3, Main Towns</p> <p>Insert a flood risk objective denoted by an asterisks in the GM-T-01 specific development objective for Glanmire.</p> <p>Text change only</p>	85	No issue of concern identified.
CB 03.03.04	<p>Volume 1, Section 3, Main Towns</p> <p>Amend 3.3.29 to indicate the current status of the flood relief scheme in Glanmire.</p> <p>Parts of Glanmire have been identified as being at risk of flooding. The areas at risk follow the path of the Glashaboy River, that runs to the south of the town and are illustrated on the settlement map. Those areas most directly affected include the Meadowbrook estate, lands to the north west of the town and open space and town centre zonings. In 2012 and again in 2015, the town was seriously affected by flooding and as a result of these flood event, the OPW have prepared a Glashaboy flood relief scheme that needs to be implemented. The scheme is intended to be implemented within the lifetime of this Plan and will be used to inform the implementation of protective works in the area.</p> <p>Text change only</p>	75	No issue of concern identified.
CB 03.03.05	<p>Volume 1, Section 3, Main Towns</p> <p>Replace objective GM-U-08: with the following text;</p>	86	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>Upgrade of Dunkettle Road (L2999) as far as the existing slip road to Dunkettle Interchange</p> <p>Upgrade of Dunkettle Road (L2999) from the junction with East Cliff Road as far as the slip-road to the Dunkettle Interchange.</p> <p>Text change only</p>		
CB 03.03.06	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraph 3.3.17 of Infrastructure: Public Transport Connectivity section, this will now read as follows:</p> <p>The CASP Update 2008 has acknowledged that there was a lack of appropriate public transport connectivity relative to the population of Glanmire. Significant improvements have been made and Glanmire now has two Bus services the No.221 bus route Glyntown to Cork City Bus Station and the No.245 Mitchelstown to Cork inter town service. The 221 service in general provides a 30 minute bus between Glanmire and Cork city during the morning and evening peak hours. If future movement patterns are to be less reliant on the private car, then significant further improvements to public transport will be necessary. The development of the Ballinganna/Dunkettle site will trigger the delivery of significant new road links and other road improvements that will facilitate further improvements to bus services. Consideration is being given to the better integration of the Glanmire services with the Cork City bus network which will help deliver a greater choice of routes and destinations.</p> <p>Text change only</p>	74	No issue of concern identified.
CB 03.03.07	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional paragraph in Infrastructure: Public Transport Connectivity section following 3.3.17 as follows:</p> <p>The Cork Master Plan Transport Assessment carried out by NTA/CCC has identified that in future, the Cork bus services should link the proposed development areas of Ballinglanna and Dunkettle to the existing Glanmire service. In addition, consideration should be given to connections from Glanmire to the Northern Orbital bus route through Blackpool and Ballyvolane/Mayfield as well as to the east to Little Island.</p> <p>Text change only</p>	74	No issue of concern identified.
CB 03.03.08	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraph 3.3.21 of Infrastructure: Water Supply section, this will now read as follows:</p> <p>3.3.21 There are two water supply schemes serving Glanmire; the Glanmire Regional Water Supply Scheme</p>	74	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>and the Glashaboy Water Supply Scheme. There is sufficient capacity at the Glashaboy scheme to accommodate the targeted population growth. Intending developers will need to enter agreements with Irish Water regarding the connection of new development to Irish Water infrastructure.</p> <p>Text change only</p>		
CB 03.03.09	<p>Volume 1, Section 3, Main Towns</p> <p>Amend 3.3.48 , 3.3.49 and 3.3.50 and insert new paragraph following 3.3.49 in the Dunkettle/Ballinglanna Urban Expansion section, as per new Section 3.3 of the Proposed Amendments Report (2nd May 2017), to describe the phasing approach in relation to infrastructure delivery and in particular the upgrade of the Dunkettle Interchange.</p> <p>Text change only</p>	78	No issue of concern identified.
CB 03.03.10	<p>Volume 1, Section 3, Main Towns</p> <p>Amend 3.3.52 and 3.3.53 in relation to Phase 1 and 2, this will now read as follows:</p> <p>Phase 1</p> <p>3.3.52 This phase of the development covers a developable area of approximately 36.05 hectares and will provide up to 400 residential units which will consist of a mix of Medium A and Medium B density development. The lands are located to the north of the Dunkettle Road with access primarily through the Fernwood Estate further north and Dunkettle Road in the south. A new configuration of the junction between the Dunkettle Road and the proposed development has been designed to provide an improved link with the town of Glanmire through a signalized tee junction with the Dunkettle Road. The early delivery of the road link to the Fernwood development to the north is considered critical to the integration of this site into the built fabric of the town of Glanmire. The Transport Assessment identified that approximately 400 houses can be constructed prior to the upgrading of the Dunkettle Interchange. Phase 1 will also require the provision of a local centre and land set aside for the provision of a primary school.</p> <p>Phase 2</p> <p>3.3.52 This phase of the development covers an area of approximately 37.7 ha, the majority of which is considered to be suitable for residential development. This will provide up to 800 residential units which will consist of a mix of Medium A and Medium B density residential development. The Transport Assessment</p>	78&79	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>stated that no residential development can be occupied in this phase until the completion of the Dunkettle Interchange but that development may proceed in planning, design and construction in tandem with the construction of the Interchange.</p> <p>Text change only</p>		
CB 03.03.11	<p>Volume 1, Section 3, Main Towns</p> <p>Amend 3.3.55 and 3.3.56 of Implementation and Infrastructure Provision section, this will now read as follows:</p> <p>3.3.55 An implementation programme will be applied to each phase of the development which will ensure that construction will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed.</p> <p>3.3.56 Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Intending developers will need to enter a new connection agreement with Irish Water.</p> <p>Text change only</p>	79	No issue of concern identified.
CB 03.03.12	<p>Volume 1, Section 3, Main Towns</p> <p>Replace Table 3.3.2 “Dunkettle/Ballinglanna Road Improvements” with revised Table 3.3.2 in Section 3.3 of the Proposed Amendments Report (2nd May 2017) including deletion of Riverstown bridge from Phase 1 and incorporation of additional bridge on Riverstown Road L3010 in Phase 2.</p> <p>Text change only</p>	80	No issues of concern arise.
CB 03.03.13	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of Objective GM-R-04 in the Specific Development Objectives for Glanmire, this will now read as follows:</p> <p>GM-R-04: Development in this area will be a mix of Medium A and Medium B density residential development. Development on this site is to limited to 400 units be linked to the provision of the infrastructure requirements as set out in Tables 3.3.2 and 3.3.3. Land should be set aside for also be made within the site for a new 16 classroom primary school and a local shopping centre should be provided with a range of appropriate</p>	84	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>convenience retail services in tandem with the development of these lands.</p> <p>Text change only</p>		
CB 03.03.14	<p>Volume 1, Section 3, Main Towns</p> <p>Insert an additional residential zoned land within Glanmire GM – R-08 as follows;</p> <p>GM-R-08: Medium B density residential development, subject to:</p> <ul style="list-style-type: none"> - no development (roads, dwellings or structures) within 50m of the existing northern site boundary; - a natural planted corridor to be provided at 50m from the existing northern site boundary; - a comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries; - provision of a 25m deep landscaped corridor along the eastern site boundary, and; - access provided via the adjoining residential development under construction to the northwest, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided. <p>Text and Map change</p>	157	No issue of concern identified.
CB 03.03.15	<p>Volume 1, Section 3, Main Towns</p> <p>Extend development boundary to include additional lands as existing built up area.</p> <p>Map change only</p>	88	No issue of concern identified.
CB 03.03.16	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new zoning objective as follows:</p> <p>GM-R-09: Medium B Density Residential development of individual serviced sites. Development of these lands shall include landscaping proposals and protection of the more vulnerable slopes. Proposals shall be accompanied and informed by a comprehensive Visual Impact Assessment Statement, including the provision of advanced strategic planting to be retained on the northern and western edges of the site, to act as a definite limit to any further development in this area. Existing woodland on the eastern portion of the site is not suitable for development and must be protected.</p> <p>Text and Map change</p>	84 & 88	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB 03.03.17	<p>Volume 1, Section 3. Main Towns</p> <p>Amend Local Area Plan GM-GO-10, as follows:</p> <p>Retain a substantial proportion of existing landscape features, including field banks, hedgerows and treelines within zoned lands as well as species of biodiversity interest. The area of woodland along the Glashaboy and Butlerstown Rivers function as ecological corridors. Any development within these areas will need to be informed by ecological assessment that ensures the protection of the area and its associated habitats.</p> <p>Text change only</p>	83	No issue of concern identified.
	Cork City – North Environs		
CB.03.04.01	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new zoning objective as follows:</p> <p>NE-B-02: Business Development (approx. 5ha in area)</p> <p>Text change</p>	117	No issue of concern identified.
CB.03.04.02	<p>Volume 1, Section 3, Main Towns</p> <p>Amend land use zoning map by rezoning circa 5 ha of the O-01 Open space zoning and rezoning it for Business development.</p> <p>Map change only</p>	121	No issue of concern identified.
CB.03.04.03	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional text in paragraph 3.4.23 as follows</p> <p>The number of business zonings has reduced in this plan.</p> <p>The operations at the Apple in Holyhill have expanded since the 2011 Local Area Plan including the car parking facilities and realignment of the road that surrounds the site. Permission has been granted within the City Council for further development of the complex at Apple. The remaining undeveloped lands are quite small. Additional lands to the north of their existing operations have been zoned for business development to provide Apple flexibility into the future.</p> <p>There is a new business zoning on the edge of the Ballyvolane Urban Expansion Area which will be located adjacent to the proposed housing and very close to the industrial lands of Kilbarry. The development of the business lands are linked to Phase two in the overall development of lands at Ballyvolane.</p> <p>Text change only</p>	92	No issue of concern identified.
CB.03.04.04	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional text in paragraph 3.4.32 as follows</p> <p>At present, public transport in the North environs is restricted to bus services only. The development of a proposed rail station at Kilbarry, which lies within the City</p>	93	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>Council Administrative Boundary, will enhance public transport permeability within the western portion of the area and will form an important component of enhanced transport options in the North Environs. The Ballyvolane area is not served by the Cork Suburban Rail network. There is an existing bus route serving Gurrabrathar and parts of Ballyvolane however enhanced bus priority infrastructure, would represent the most appropriate solution to the transport needs of the area. Cork County Council will support proposals to enhance public transport connections to the Holyhill and Apple Campus particularly public bus infrastructure and through improvements to the local road connection.</p> <p>Text change only</p>		
CB.03.04.05	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new paragraph after paragraph 3.4.40 - Flooding and Surface Water Management section as follows;</p> <p>In the development of the River Bride (Blackpool) Certified Drainage Scheme a number of potential flood storage areas were identified. It was considered that these were not suitable for use as part of the preferred option for the scheme which is currently to be implemented by the OPW. However, it is considered that these areas may well be of use in terms of enabling the adaption of the scheme to the Climate Change scenario in the future. These areas represent potential future flood storage areas and future development in these areas can only proceed if it is determined that such development will not negatively impact on the future required flood storage capacity as may be required. A flood storage area lies within the development boundary of the North Environs and this has been indicated on the zoning map for the settlement.</p> <p>Text change and map change</p>	94	No issue of concern identified.
CB.03.04.06	<p>Volume 1, Section 3, Main Towns</p> <p>Remove Youghal label over Glanmire end of map</p> <p>Text change only (this refers to a map text label change only)</p>	121	No issue of concern identified.
CB.03.04.07	<p>Volume 1, Section 3, Main Towns</p> <p>Amend the title of the Local area plan objective table as follows;</p> <p>General Development Objectives for Ballyvolane Urban Expansion area Cork City North Environs.</p> <p>Text change only</p>	114-119	No issue of concern identified.
CB.03.04.08	<p>Volume 1, Section 3, Main Towns</p> <p>Insert NE-O-01 label on Cork City North Environs 1 Map.</p>	120	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text change only (this refers to a map text label change only)		
CB.03.04.09	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraphs 3.4.12 of the Special Policy Areas – Ballyvolane Urban Expansion Area section, this will now read as follows:</p> <p>3.4.12 As such, an integrated transport strategy will need to be prepared in conjunction with Cork City Council. This plan will need to identify proposals for to facilitate enhanced public transport between the site and the city centre and improved road connectivity in the area. It will also need to include provision for improved pedestrian and cycling connectivity within the site and with the city centre. Other localised issues that are dealt with at the end of this section include; the sloping topography and visual prominence, the need for additional water and waste water infrastructure and the number of transmission lines which form part of the ESB network. Concentration of development in one strategic area will facilitate a coordinated, phased approach to development and infrastructure provision.</p> <p>Text change only</p>	91	No issue of concern identified.
CB.03.04.10	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraph 3.4.14 of Funding and Contributions Scheme section, which will now read as follows:</p> <p>3.4.14 To overcome these difficulties the County Council is proposing to co-ordinate development and infrastructure provision between the various agencies and landowners through the use of agreements powers available under Sections 47, 48 and 49 of the Planning and Development Acts. as described in Section 1</p> <p>Text change only</p>	91	No issue of concern identified.
CB.03.04.11	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraph 3.4.64 of Ballyvolane Urban Expansion Area – Policy Background section, which will now read as follows:</p> <p>3.4.64 The CASP update (2008) proposed the expansion of Cork’s Northern suburbs. Cork County Development Plan 2014 provides for the population of the area to grow to 10,719 persons, representing growth of 4,027 persons on the 2011 population. Most of this growth will occur in the Ballyvolane Urban Expansion area. The 2011 Local Area Plan required the preparation of a masterplan to guide development using a brief prepared by Cork County Council. The masterplan was not completed, It is now intended that the Draft Local Area Plan will put forward a framework for the development of this urban expansion area. A scoping report was also produced following the masterplan which</p>	98	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	dealt with issues in more detail. Text change only		
CB.03.04.12	Volume 1, Section 3, Main Towns In paragraph 3.4.67 delete adjective “ satellite ” and replace with “ Metropolitan ” town of Glanmire. Text change only	99	No issue of concern identified.
CB.03.04.13	Volume 1, Section 3, Main Towns In paragraph 3.4.72 of section 3.4 of the Proposed Amendments Report (2nd May 2017) (set out as paragraph 3.4.72 of Draft Local Area Plan) delete “ æ ” and replace with “ limited ” space for junction realignment. Text change only	100	No issue of concern identified.
CB.03.04.14	Volume 1, Section 3, Main Towns Insert additional descriptive text in paragraph 3.4.80 regarding the key principles in considering sustainable development on the site. Text change only	102	No issue of concern identified.
CB.03.04.15	Volume 1, Section 3, Main Towns Amend paragraph 3.4.82 of Residential Development section, this will now read as follows: 3.4.82 The quantum of houses envisaged for Ballyvolane was between 2337 and 3,600 units. The number proposed in this plan is approximately 3000. A total of 3 phases are recommended for the phased delivery of housing in tandem with the key infrastructure , facilities and amenities to serve a development. The average density across the entire site is 23 units per hectare. The highest density is 35 the lowest is 18, however there is scope to reduce densities on sloping sites. The overall number of units proposed in this report is 3,000. Text change only	102	No issue of concern identified.
CB.03.04.16	Volume 1, Section 3, Main Towns Deletion of text in paragraph 3.4.84, this will now read as follows 3.4.84 The Council’s Housing Strategy states that on zoned lands, it will be a requirement that 10% of all land zoned for residential uses (or for a mix of residential and other uses) be reserved for the purpose of social housing. This housing should be scattered through the development. The following table outlines the phases, type and likely housing yield from the proposed development zones within the area: Text change only	103	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB.03.04.17	Volume 1, Section 3, Main Towns Delete Table 3.4.2: Phasing, Type and Housing Yield Text change only	103	No issue of concern identified.
CB.03.04.18	Volume 1, Section 3, Main Towns Delete text “due at the end of October” in paragraph 3.4.92 regarding the City’s Study of the Northside. Text change only	105	No issue of concern identified.
CB.03.04.19	Volume 1, Section 3, Main Towns Delete paragraphs 3.4.108 and 3.4.109 and replace with section named “ Phasing and Implementation of Ballyvolane Urban Expansion Area ” as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017). Text change only	108	No issue of concern identified.
CB.03.04.20	Volume 1, Section 3, Main Towns Delete Table 3.4.3 and replace with new Table 3.4.3 as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017), with amended heading “ Indicative Development Programme Ballyvolane” and additional text changes. Text change only	109	No issue of concern identified.
CB.03.04.21	Volume 1, Section 3, Main Towns Delete paragraphs 3.4.110 - 3.4.125 regarding sequential phasing, as set out in Section 3.4 of Proposed Amendments Report (2 nd May, 2017). Text change only	109-113	No issue of concern identified.
CB.03.04.22	Volume 1, Section 3, Main Towns Delete Table 3.4.4 and replace with new Table 3.4.4, as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017), with amended heading “Phase 1: Indicative Development Programme: Ballyvolane” and additional text changes. Text change only	111	No issue of concern identified.
CB.03.04.23	Volume 1, Section 3, Main Towns Delete Table 3.4.5 and replace with new Table 3.4.5, as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017), with amended heading “Phase	113	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	2: Indicative Development Programme: Ballyvolane” and additional text changes. Text change only		
CB.03.04.24	Volume 1, Section 3, Main Towns Delete Table 3.4.6 and replace with new Table 3.4.6, as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017), with amended heading “Phase 3: Indicative Development Programme: Ballyvolane” and additional text changes. Text change only	114	No issue of concern identified.
CB.03.04.25	Volume 1, Section 3, Main Towns Amend Headings for General List of Objectives for Ballyvolane, which will now read as follows: General Development Objectives for Ballyvolane Urban Expansion Area Cork City North Environs. Text change only	114-119	No issue of concern identified.
CB.03.04.26	Volume 1, Section 3, Main Towns Amend headings in Specific List of Objectives for Ballyvolane – Ballyvolane Urban Expansion Area to those as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017) , which deletes references to phases 1,2 and 3. Text change only	116	No issue of concern identified.
CB.03.04.27	Volume 1, Section 3, Main Towns Include additional objective to the list of specific residential development objectives for the Ballyvolane Urban Expansion Area as follows: NE-R-15 Medium B residential development and insert new site area Text and Map change	116	No issue of concern identified.
CB.03.04.28	Volume 1, Section 3, Main Towns Include additional objective to the list of specific residential development objectives for the Ballyvolane Urban Expansion Area as follows: NE-R-17 Medium B residential development and insert new site area Text and Map change	116	No issue of concern identified.
CB.03.04.29	Volume 1, Section 3, Main Towns Include additional objective to the list of specific residential objectives for the Ballyvolane Urban Expansion Area as follows: NE-R-16 Medium A residential development and insert new site area	116	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text and Map change		
CB.03.04.30	<p>Volume 1, Section 3, Main Towns</p> <p>Delete objective NE-O-04 in the list of specific development objectives for the Ballyvolane Urban Expansion Area and incorporate into NE-R-13.</p> <p>Text and Map change</p>	118	No issue of concern identified.
CB.03.04.31	<p>Volume 1, Section 3, Main Towns</p> <p>Re-number NE-O-05 as NE-O-04 in the list of specific development objectives for the Ballyvolane Urban Expansion Area as set out in Section 3.4 of the Proposed Amendments Report (2nd May 2017), as follows:</p> <p>NE-O-04 Open Space for public recreation as an Urban Park. The amenity parkland should provide passive amenity for residents of the North Eastern suburbs and the site. It should also contain the necessary walkways and cycle-ways for accessibility between residential, business, retail and community uses.</p> <p>Delete 40 ha and replace it with new site area.</p> <p>Text change only (this refers to a map text label change only)</p>	118	No issue of concern identified.
CB.03.04.32	<p>Volume 1, Section 3, Main Towns</p> <p>Re-number NE-O-06 to NE-O-05 in the list of specific development objectives for the Ballyvolane Urban Expansion Area</p> <p>Text change only (this refers to a map text label change only)</p>	118	No issue of concern identified.
CB.03.04.33	<p>Volume 1, Section 3, Main Towns</p> <p>Insert Ballyvolane Masterplan Phasing Map (amend title of map to "Ballyvolane Urban Expansion Area – Phasing Map")</p> <p>Text change only (this refers to a map text label change only)</p> <p><i>Note: Amendment not required as Phasing Map is not included in Draft Plan.</i></p>		No issue of concern identified.
CB.03.04.34	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text in objective NE-O-03 in the table Specific Development Objectives for Cork City North Environs. This objective will now read as follows:</p> <p>NE-O-03 Open Space for public recreation. This site includes a number of playing pitches which are an important amenity for the area. It is important to retain this site for open space uses. The remainder of the site serves to protect the visual amenity.</p> <p>Delete 22.9 ha and replace with 30.0 ha.</p>	118	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text change only		
CB.03.04.35	<p>Volume 1, Section 3, Main Towns</p> <p>Amend objective NE-O-07 (to be re-numbered NE-O-06) in the table Specific Development Objectives for Cork City North Environs This objective will now read as follows</p> <p>NE-O-07 Open Space for public recreation. This site includes a playing pitch that is an important amenity for the area. The remainder of the site serves to protect the visual amenity of the area. It is important to retain this site for open space uses.</p> <p>Insert area 22.9 ha.</p> <p>Text change only</p>	118	No issue of concern identified.
CB.03.04.36	<p>Volume 1, Section 3, Main Towns</p> <p>Renumber NE-O-08 to NE-O-07 in the table Specific Development Objectives for Cork City North Environs</p> <p>This refers to text and map text label change only</p>	p118	No issue of concern identified.
CB.03.04.37	<p>Volume 1, Section 3, Main Towns</p> <p>Delete Transport Infrastructure Objectives in the Specific Development Objectives table for Ballyvolane Urban expansion area and replace with the following Objectives. This objective will now read as follows;</p> <p>Transport Infrastructure</p> <p>NE-U-01 Pedestrian walk with access through proposed North Western Regional Park and connection to Glenamought River Valley.</p> <p>NE-U-02 Proposed Link Road through Kilbarry employment area, linking the Kilcully Road with the road to Monard.</p> <p>NE-U-03 Proposed Link Road between Ballyhooley Road and Northern Ring Road in Mayfield</p> <p>U-01 Service road within the Ballyvolane Urban Expansion Area</p> <p>U-02 Service road within the Ballyvolane Urban Expansion Area</p> <p>U-03 Service road within the Ballyvolane Urban Expansion Area</p> <p>U-04 Service road within the Ballyvolane Urban Expansion Area</p> <p>U-05 Upgrade of the Ballyhooley road in tandem with the development of the Ballyvolane Urban Expansion Area</p> <p>U-06 Proposed Link Road between Ballyhooley Road and Northern Relief Road in Mayfield</p> <p>U-07 Upgrade of the Rathcooney Road in tandem with</p>	119	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>the development of the Ballyvolane Urban Expansion Area.</p> <p>U-08 Link Road through Kilbarry employment area, linking the Ballyhooley Road to the Kilcully road.</p> <p>U-09 Completion of pedestrian walk with access through proposed North Western Regional Park and connection to Glenamought River Valley</p> <p>U-10 Service road within the Ballyvolane Urban Expansion Area to provide for potential bus loop.</p> <p>U-11 Proposed link road between Northern Ring Road and Ballyvolane</p> <p>U-12 Proposed upgrade of Old Youghal Road (R615)</p> <p>Text and Map Change (note: 4 no. map amendments)</p>		
CB.03.04.38	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to paragraph 3.4.77 as follows:</p> <p>These archaeological sites are awarded protection under national monuments legislation and policies in the County Development Plan 2014 and site should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone. In addition the concentration of sites indicates significant human activity in prehistoric and Early Christian period in the wider area and it is recommended that the Archaeological Assessment in advance of development includes a geophysical survey and testing.</p> <p>Text change only</p>	101	No issue of concern identified.
CB.03.04.39	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to NE-GO-05 as follows:</p> <p>Retain a substantial proportion of existing landscape features including field banks, hedgerows, treelines and masonry walls. Provide a landscape framework plan for each of the six phases of development as part of a landscape strategy. Provide for advanced mixed planting of coniferous and broadleaf trees to ensure year round tree coverage to protect the visual amenities of the area.</p> <p>Text change only.</p>	115	No issue of concern identified.
CB.03.04.40	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text in objective NE-O-02 in the table Specific Development Objectives for Cork City North Environs This objective will now read as follows</p> <p>Open space including the provision of playing pitches. The open space contains three archaeological sites which awarded protection under national monuments legislation and policies in the County Development Plan 2014. Any development of amenities shall preserve and protect these monuments and their setting and will</p>	118	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>require an Archaeological Assessment.</p> <p>Text change only.</p>		
CB.03.04.41	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to NE-R-04 as follows:</p> <p>High and Medium A density residential development. The site contains three archaeological monument CO0074-172; CO074-131; CO074-131 Archaeological sites are awarded protection under national monuments legislation and policies in the County Development Plan 2014. These archaeological sites should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone protecting the setting of the monuments. In addition the Zone of Archaeological Potential (ZAP) associated with these sites can be quite extensive. Any development at the will require a detailed Archaeological Assessment in advance of development includes a geophysical survey and testing.</p> <p>Text change only</p>	116	No issue of concern identified.
CB.03.04.42	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to NE-R-12 as follows:</p> <p>Medium B residential development. The site contains two archaeological monument CO075-113 and CO074-022 which are awarded protection under national monuments legislation and policies in the County Development Plan 2014. The archaeological site should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone protecting the setting of the monuments. In addition the Zone of Archaeological Potential (ZAP) associated with these sites can be quite extensive. Any development at the will require a detailed Archaeological Assessment in advance of development includes a geophysical survey and testing.</p> <p>Text change only</p>	116	No issue of concern identified.
CB.03.04.43	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to NE-R-13 as follows:</p> <p>Medium B Residential development. The site contains three archaeological monument CO063-114 & CO063-115 and CO063-072. Archaeological sites are awarded protection under national monuments legislation and policies in the County Development Plan 2014. This archaeological site should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone protecting the setting of the monuments. In addition the Zone of Archaeological Potential (ZAP) associated with these sites can be quite extensive. Any development at the will require a detailed Archaeological Assessment in advance of</p>	116	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>development includes a geophysical survey and testing.</p> <p>Text change only</p>		
CB.03.04.44	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to NE-TC-01 as follows:</p> <p>Provide a district centre with provision for an appropriate range of retail and commercial facilities to support the new population and taking into consideration the existing retail developments at Fox and Hounds, Dunnes Store and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents.</p> <p>The site contains three archaeological monument CO074-131; CO074-172 and CO074-132 which are awarded protection under national monuments legislation and policies in the County Development Plan 2014. This archaeological site should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone protecting the setting of the monuments. In addition the Zone of Archaeological Potential (ZAP) associated with these sites can be quite extensive. Any development at the will require a detailed Archaeological Assessment in advance of development includes a geophysical survey and testing.</p> <p>The existing neighbourhood centre at the Fox and Hounds will form part of the district retail Centre subject to the resolution of a number of issues:</p> <p>a) 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’.</p> <p>b) Provision should be made on site, for improved recreational facilities, including informal public recreation with the provision of a pedestrian walk along the Glen River. Any proposals should protect the Glen River Valley, an area considered to be of high landscape value.</p> <p>^*</p> <p>Text Change Only</p> <p><i>To be read in conjunction with amendment number CB 03.04.53 which relates to this development objective also.</i></p>	117	No issue of concern identified.
CB.03.04.45	<p>Volume 1, Section 3, Main Towns</p> <p>Amend a section of the land use zoning map denoted NE-O-05 open space and rezone as an Existing built up area.</p> <p>Map change only</p>	121	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB.03.04.46	<p>Volume 1, Section 3, Main Towns</p> <p>Extend NE-R-04, partially rezoning open space, to the line of the proposed realigned U-07.</p> <p>Text and map change</p>	121	No issue of concern identified.
CB.03.04.47	<p>Volume 1, Section 3, Main Towns</p> <p>Amend Paragraph 3.4.43 in the North Environs Section as follows;</p> <p>There are no Natural Heritage Areas or sites which are designated under the Wildlife (Amendment) Act 2000 or any Natura 2000 sites designated under the European Habitats Directive 2000 1992 within the Northern Environs. However the Eastern half of the site is located within the Natura 2000 screening zone for the purpose of assessing planning applications having regard to the proximity of Cork Harbour's natural heritage designations. The eastern half of the site lies within the catchment of Cork Harbour within which there lie two Natura 2000 sites – The Great Island Channel SAC and Cork Harbour SPA. The designations include two Natura 2000 sites namely Cork Harbour Special Protection Area (SPA) site code 004030 and the Great Island Channel Special Area of Conservation (SAC) site code 001058. It is also designated a Ramsar site for wetland protection. There are also a number of pNHA sites within Cork harbour which overlap with some of the boundaries of the Natura 2000 designated sites. The Cobh Local Area Plan will be subject to the Habitats Directive Assessment process similar to that conducted for the 2011 Local Area Plan process.</p> <p>Text change only</p>	95	No issue of concern identified.
CB 03.04.48	<p>Volume 1, Section 3, Main Towns</p> <p>Rezone lands subject to Medium B Residential Development, as follows:</p> <p>NE - R - 18: Medium A Density Residential development. Development of the site shall make provision for NE-U-06 and the alignment of this route shall be agreed before any development shall commence. Woodland and scrub habitat on this site shall be protected and integrated into landscape schemes, where possible.</p> <p>Text and map changes</p>	116 & 121	No issue of concern identified.
CB 03.04.49	<p>Volume 1, Section 3, Main Towns</p> <p>Extend boundary of NE-R-11 to include additional lands to the east. Amend site area in zoning objective.</p>	116 & 121	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text and Map changes		
CB 03.04.50	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional residential zoning objective as NE-R-18 NE-R-19 at the southern extent of NE-B-01. (Note: Mapped extent and site area of NE-B-01 will be adjusted accordingly as a consequential change)</p> <p>Insert new zoning objective as follows:</p> <p>NE-R-19: Medium B Residential Development</p> <p>Text and Map changes</p>	116 & 121	No issue of concern identified.
CB 03.04.51	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional wording in Objective for NE-O-08, as follows:</p> <p>Open space that fulfils an important function in providing a strategic gap between the City boundary and Glanmire and an open landscaped setting to the buildings within it and to the entrance to the city. Subject to normal proper planning considerations, it is not the intention of this objective to unreasonably restrict the continued operation, intensification or expansion of established institutional or commercial uses.</p> <p>Consideration will be given to the development of an additional dwelling on the western portion of these lands to facilitate existing family needs.</p> <p>Text change only</p>	118	No issue of concern identified.
CB 03.04.52	<p>Volume 1, Section 3, Main Towns</p> <p>Insertion of additional wording as follows and detailed in Section 3.4 of this document.</p> <p>Where capacity in existing infrastructure exists, lands benefitting from this should be developed first. In the interim, development proposals that can provide the necessary infrastructure can be considered for permission.</p> <p>Text change only</p>	108	No issue of concern identified.
CB 03.04.53	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to NE-TC-01 as follows:</p> <p>Provide a district centre with provision for an appropriate range and scale of retail and commercial facilities to support the new population and taking into consideration the existing retail developments at Fox and Hounds, Dunnes Store and Lidl. The site should also allow for the development of a health centre and community hall/facility for the new residents.</p> <p>The existing neighbourhood centre at the Fox and Hounds will form part of the district retail Centre subject to the resolution of a number of issues:</p>	117	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>a) 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'.</p> <p>b) Provision should be made on site, for improved recreational facilities, including informal public recreation with the provision of a pedestrian walk along the Glen River. Any proposals should protect the Glen River Valley, an area considered to be of high landscape value.</p> <p>^*</p> <p>Text change only</p> <p><i>Refer to amendment number CB 03.04.44 which relates to this development objective also.</i></p>		
	Monard		
<p>CB.03.05.01</p> <p>CB 03.07.01</p>	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional paragraph on Archaeology after 3.5.44 as follows:</p> <p>There are a number of archaeological sites within the development area. These are awarded protection under national monuments legislation and policies in the County Development Plan 2014. This archaeological site should be zoned out or designated a Greenfield area and preserved in situ with an appropriate buffer zone protecting the setting of the monuments. In addition the Zone of Archaeological Potential (ZAP) associated with these sites can be quite extensive. Any development at the will require Archaeological Assessment of potential for subsurface archaeology through a program of geophysical survey and licenced archaeological testing in advance to guide layout and design.</p> <p>Text change only</p>	129	No issue of concern identified.
	Carrigtwohill		
CB .03.05.01	<p>Volume 1, Section 3, Main Towns</p> <p>Amend settlement boundary to include the existing property previously zoned CT-B-02 to be replaced as an Existing Built up area.</p> <p>Map change only</p>	153	No issue of concern identified.
CB .03.05.02	<p>Volume 1, Section 3, Main Towns</p> <p>Reposition U-08 label to location of Ballymcadam bridge.</p> <p>Map change only</p>	153	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB .03.05.03	Volume 1, Section 3, Main Towns Remove eastern section of CT-R-18 from Residential zoning and convert to "Existing Built Up Area". Map change only	153	No issue of concern identified.
CB .03.05.04	Volume 1, Section 3, Main Towns Rezone section of O-02 Active Open space/Sports recreation Amenity to Existing built up area. Map change only	153	No issue of concern identified.
CB .03.05.05	Volume 1, Section 3, Main Towns Insert flood risk map for the north eastern section of the Urban Expansion Area Map change only	153	No issue of concern identified.
CB .03.05.06	Volume 1, Section 3, Main Towns Include additional text as set out as paragraph 3.6.32 of Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.29 of Draft Plan) - Infrastructure: Roads section, this will now read as follows: 3.6.32 Carrigtwohill is well served by national road infrastructure being located on the N25 Cork –Waterford road. There is a problem with traffic congestion and on street parking in the town centre which detracts from the public realm. The Midleton and Carrigtwohill Transportation Study, published in August 2010 made recommendations to address these issues and, where appropriate, these recommendations have been reflected in the planning proposals of this plan. The distributor road through Carrigtwohill North is also likely to resolve some of the traffic issues in the town. As part of the restoration of the rail line to Midleton, a pedestrian underpass has also been installed the railway linking lands south of the rail line and the masterplan site. During the lifetime of the plan, growth in background traffic levels, new development in the area and the need to provide additional capacity for future growth are likely to necessitate the following road network improvements: (a) Cobh/Carrigtwohill Junction and Roundabouts; (b) Upgrades to the road network within Carrigtwohill itself; and (c) <u>Upgrade to the N25 between Carrigtwohill and Midleton</u> Text change only	136	No issue of concern identified.
CB .03.05.07	Volume 1, Section 3, Main Towns	143	No issue of

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>Amend paragraph 3.6.87 of Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.82 of Draft Plan) - Carrigtwohill North, this will now read as follows:</p> <p>Carrigtwohill North Urban Expansion Area</p> <p>It remains the aim of Cork County Council to provide for a new residential neighbourhood located to the north of the rail line in Carrigtwohill that will enable the town to expand to meet the growth targets of the Cork County Development Plan 2014. A framework masterplan for the area was prepared in 2015 by Cork County Council and identified the most sustainable development strategy for this substantial land bank. Intending developers in Carrigtwohill North will have regard to the provisions set out in the Framework Masterplan adopted in 2015, particularly in relation to the phasing of development, the provision of infrastructure, greenways and open space.</p> <p>Future growth in Carrigtwohill is to be in the form of</p> <p>Text change only</p>		concern identified.
CB .03.05.08	<p>Volume 1, Section 3, Main Towns</p> <p>Delete paragraph 3.6.88 to 3.6.92, and, 3.6.94, and, 3.6.96 to 3.6.100 of Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.83 to 3.6.87, and, 3.6.89, and, 3.6.91 to 3.6.95 of Draft Plan).</p> <p>Text change only</p>	143-144	No issue of concern identified.
CB .03.05.09	<p>Volume 1, Section 3, Main Towns</p> <p>Delete Table 3.6.2: Carrigtwohill North Infrastructure Requirements, as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017).</p> <p>Text change only</p>	144	No issue of concern identified.
CB .03.05.10	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new section "Phasing and Implementation of Carrigtwohill North" following paragraph 3.6.90 as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017) (11 paragraphs), and insert in new Table 3.6.2 "Carrigtwohill North Major Urban Extension: Proposed On-Site Infrastructure Programme" and Table 3.6.3 "Carrigtwohill North Major Urban Extension : Proposed Off-Site Infrastructure Programme", as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017).</p> <p>Text change only</p>	143	No issue of concern identified.
CB .03.05.11	<p>Volume 1, Section 3, Main Towns</p> <p>Amend List of General Objectives and amend list of</p>	146-152	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>Specific Objectives for Carrigtwohill as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017).</p> <p>Text change only</p>		
CB .03.05.12	<p>Volume 1, Section 3, Main Towns</p> <p>Insert a specific residential development objective CT-R-20 for Carrigtwohill which will state the following;</p> <p>Medium Density B residential development. Proposals shall provide for the retention, of the existing playing pitches and club house. *</p> <p>Text change only.</p>	149	No issue of concern identified.
CB .03.05.13	<p>Volume 1, Section 3, Main Towns</p> <p>Insert a new paragraph after 3.6.44 as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.41 of Draft Plan), to state the following;</p> <p>It is important to note that the flood risks shown in this document refer to fluvial (river) and tidal flooding only. Some areas may also be at risk of groundwater flooding or pluvial flooding (intense periods of rainfall) but these are not shown on the flood zone maps included in this Plan. However, such risks still need to be assessed when planning a development.</p> <p>Text change only</p>	137	No issue of concern identified.
CB .03.05.14	<p>Volume 1, Section 3, Main Towns</p> <p>Include additional text to paragraph 3.6.27 as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.24 of Draft Plan), this will now read as follows:</p> <p>As a key growth area within Metropolitan Cork it is essential that Carrigtwohill develops an attractive vibrant urban centre of its own with shops, services, attractive streets, buildings and public spaces to meet the needs of the local population, attract investment to the area and send a positive signal to investors about the importance of Carrigtwohill as a key growth centre for the future, reflecting Carrigtwohill's strengths in terms of multi-modal accessibility and emerging role as a retail destination within Metropolitan Cork. A key priority for the future therefore, is to develop a strategy to guide the coherent development of the town centre in terms of land use and urban design, addressing issues such as the range of uses to be accommodated, priority areas for development, improved pedestrian facilities, traffic and connectivity issues and improvements to the public realm.</p> <p>Text change only</p>	135	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB .03.05.15	<p>Volume 1, Section 3, Main Towns</p> <p>Insert additional paragraph on Archaeology after 3.6.49 as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.46 of Draft Plan) as follows:</p> <p>There are five archaeological sites within the Town development boundary. These are awarded protection under national monuments legislation and policies in the County Development Plan 2014. Any development close to these sites will require an Archaeological Assessment.</p> <p>Text change only</p>	138	No issue of concern identified.
CB .03.05.16	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of CT-B-02 as follows:</p> <p>Business development. Proposals shall optimize 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 and southern boundaries to safeguard the Great Island Channel Special Area of Conservation.</p> <p>Text change only</p>	150	This amendment arose from the Habitats Directive Screening Assessment of the Draft Plan. No issues of concern are identified.
CB .03.05.17	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of CT-B-01 as follows</p> <p>Business development, excluding retail warehousing, non-retail general offices and car showrooms. Proposals for this site will include a comprehensive layout and structural landscaping scheme. that will ensure that any buildings or other structures erected have minimal visual impact in longer distance views. Vehicular access to the site will be from the adjoining industrial area to the south only.</p> <p>^</p> <p>Text change only</p>	150	No issue of concern identified.
CB 03.05.18	<p>Volume 1, Section 3, Main Towns</p> <p>Amend zoning map and specific development objective to omit CT-O-04 and replace as an Existing Built up area.</p> <p>Note: This amendment will require re-numbering of the remaining Open Space areas within Carrigtwohill.</p> <p>Text and Map changes</p>	153	No issue of concern identified.
CB 03.05.19	<p>Volume 1, Section 3, Main Towns</p> <p>Delete the following sentence, paragraph 3.6.36 as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.33 of Draft Plan) as follows:</p>	136	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>One of the principle improvements will be to Station Road, connecting the train station with the town centre and future development in Carrigtwohill North. Currently footpaths are only provided on one side of Station Road and they vary in quality. There is no dedicated cycle path connecting the station with the town centre. Going north, there are currently no pedestrian facilities connecting houses to the north of the rail line with the station.</p> <p>Text change only</p>		
CB 03.05.20	<p>Volume 1, Section 3, Main Towns</p> <p>Delete Paragraph 3.6.101 of the Draft plan as follows:</p> <p>The Transport Assessment also acknowledges, based on an assumption of high rates of modal shift that the full upgrade of the N25 Interchange between Middleton to Carrigtwohill N25 route or additional road improvements may not be required to achieve the target number of dwellings if a range of transport measures are delivered to help secure higher levels of modal shift including;</p> <p>Text change only</p>	145	No issue of concern identified.
CB 03.05.21	<p>Volume 1, Section 3, Main Towns</p> <p>Delete the following sentence in paragraph 3.6.28 as set out in Section 3.6 of the Proposed Amendments Report (2nd May 2017) (note: this text relates to paragraph 3.6.25 of Draft Plan) as follows:</p> <p>Carrigtwohill has a range of public services and community facilities including two primary schools, a girl's only secondary school, a garda station and a church. The community centre, located in the heart of the settlement on the main street is a substantial building available for a wide variety of activities including sports, drama and meetings. Immediately south of the community centre is a relatively new community playground and further south trees have been planted in parts, however there is no public lighting and the grasslands have been poorly maintained. This site has the potential to be a key asset to the town and its completion to an appropriate standard is desirable.</p> <p>Text change only</p>	135	No issue of concern identified.
CB 03.05.22	<p>Volume 1, Section 3, Main Towns</p> <p>Extend the boundary of Industrial Zoning CT-I-01 to include additional lands within the boundary of same.</p> <p><i>Note: Site Area of CT-I-01 in zoning objective will be amended as a consequence of this change</i></p> <p>Text and Map Change</p>	153	No issue of concern identified.
CB 03.05.23	<p>Volume 1, Section 3, Main Towns</p> <p>Remove Open Space zoning from part of CT-O-07 to</p>	153	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>revert to Existing Built Up Area;</p> <p>Note: This amendment will consequently amend the site area of CT-O-07</p> <p>Map change only</p>		
CB 03.05.24	<p>Volume 1, Section 3, Main Towns</p> <p>Remove Open Space zoning from part of CT-O-07 to revert to Existing Built Up Area;</p> <p>Note: This amendment will consequently amend the site area of CT-O-07</p> <p>Map change only</p>	153	No issue of concern identified.
CB 03.05.25	<p>Volume 1, Section 3, Main Towns</p> <p>Rezone CT-O-06 as residential to form an extension to CT-R-19 as follows;</p> <p>Medium A Density residential development with public open space</p> <p>*</p> <p><i>Note: This amendment will require re-numbering of the remaining Open Space areas within Carrigtwohill and will consequently amend the site area of CT-R-19.</i></p> <p>Text and Map changes</p>	152 & 153	No issue of concern identified.
	Little Island		
CB 03.06.01	<p>Volume 1, Section 3, Main Towns</p> <p>Amend paragraph 3.7.19 as follows</p> <p>Provision was made in the 2011 LAP to upgrade the existing junction with the N25. These improvements have not been implemented and traffic congestion at peak hours remains a concern. In 2013, An Bord Pleanála approved a major upgrade to the Dunkettle Interchange. As part of the upgrade, a new link will be provided with the R623 regional road in Wallingstown. This link will serve the western end of Little Island and should help address the issue of congestion at the existing junction. These upgrades are expected to proceed in the short term.</p> <p>It is intended that a detailed Land Use and Traffic and Transportation Study for Little Island is carried out within the lifetime of this Plan, to address:</p> <ul style="list-style-type: none"> – Future land use requirements on the Island, specifically in terms of open space provision, – The development of brownfield lands, – Accessibility to the National Road Network 	156	This amendment arose in part from the HDA screening of the draft plan. No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<ul style="list-style-type: none"> – The upgrade of the Dunkettle interchange, having regard to any National Road Authority studies or proposed improvement works, – The delivery of the Dunkettle Park and Ride, – Public transport permeability within Little Island, and – Pedestrian and cycling improvement within Little Island, in line with the measures outlined within the Draft Cork Cycle Network Plan 2015. – Transport requirements of the existing community and of development lands, specifically in terms of; protection of the strategic employment function of the island; appropriate scale of residential development; and accessibility for community facilities and the protection and enhancement of existing residential areas and amenity, – Accessibility to the National Road Network including feasibility of a third entrance/exit point at the eastern end of the Island – Compatibility with the upgrade of the Dunkettle Interchange by Transport Infrastructure Ireland (TII) – The feasibility of Park and Ride as part of the solution to the provision of sustainable access to/from Little Island, – Public transport proposals as part of the solution to the provision of sustainable access to/from Little Island – Pedestrian and cycling improvement within Little Island, and connectivity to the local cycle network, in line with the measures outlined within the Cork Cycle Network Plan 2016. <p>Text change only</p>		
CB 03.06.02	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of LI-I-01 as follows:</p> <p>Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in terms of the NHA at the northern edge of the site relation to the Cork Harbour SPA and to protect views of Little Island from the N25 and Fota Island.</p> <p>The south western boundary contains the site of CO</p>	161	This amendment arose in part as a result of the Habitats Directive Screening Assessment of the draft plan. No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is not subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</p> <p>This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.</p> <p>Text change only</p>		
CB 03.06.03	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of LI-I-02 as follows;</p> <p>Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20 metre wide tree planted buffer along northern and western boundary of site. 20 metre wide.</p> <p>Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</p> <p>This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.</p>	161	This amendment arose in part from the HDA screening of the draft plan. No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text Change Only		
CB 03.06.04	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of LI-O-01 as follows:</p> <p>Open space. This area makes a significant contribution to the setting of Little Island. and offers scenic views of the island when viewed from Fota and on eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area and is known to be an important feeding habitat for a number of species of bird for which the adjacent SPA is designated. There is a general presumption against development on these lands. although there is some potential for recreation/amenity uses (eg waterside park).</p> <p>This site is an important site for populations of species of birds for which the Cork Harbour SPA is designated. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and Birds Directive and the protection of the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area.</p> <p>The south western boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is not subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing.</p> <p>*</p> <p>Text change only</p>	162	This amendment arose in part from the HDA screening of the draft plan. No issues of concern identified.
CB 03.06.05	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text of LI-GO-03 as follows;</p> <p>In order to secure the sustainable population growth and supporting development proposed in LI-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan as well as the Cork Harbour Special Protection Area and the Great Island Channel Special Protection Area, 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 harbour does not fall below legally required levels.</p> <p>Text change only</p>	160	This amendment arose in part from the HDA screening of the draft plan. No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
CB 03.06.06	<p>Volume 1, Section 3, Main Towns</p> <p>Amend General Objective LI-GO-05 inserting the following text:</p> <p>To complete a detailed Land Use and Traffic and Transportation Study for Little Island. This study will need to specifically address the following issues:</p> <ul style="list-style-type: none"> – Future land use requirements on the Island, specifically in terms of open space provision, – The development of brownfield lands, – Accessibility to the National Road Network – The upgrade of the Dunkettle interchange, having regard to any National Road Authority studies or proposed improvement works, – The delivery of the Dunkettle Park and Ride, – Public transport permeability within Little island, and – Pedestrian and cycling improvement within Little Island, in line with the measures outlined within the Draft Cork Cycle Network Plan 2015. – Transport requirements of the existing community and of development lands, specifically in terms of; protection of the strategic employment function of the island; appropriate scale of residential development; and accessibility for community facilities and the protection and enhancement of existing residential areas and amenity, – Accessibility to the National Road Network including feasibility of a third entrance/exit point at the eastern end of the Island – Compatibility with the upgrade of the Dunkettle Interchange by Transport Infrastructure Ireland (TII) – The feasibility of Park and Ride as part of the solution to the provision of sustainable access to/from Little Island, – Public transport proposals as part of the solution to the provision of sustainable access to/from Little Island – Pedestrian and cycling improvement within Little Island, and connectivity to the local cycle network, in line with the measures outlined 	160	No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>within the Cork Cycle Network Plan 2016.</p> <p>Text change only</p>		
CB 03.06.07	<p>Volume 1, Section 3, Main Towns</p> <p>Amend Existing Built Up Area to Open Space zoning at Carrigrennan where there is an overlap with Natura sites. Insert additional objective LI-O-05 in the Specific development Objectives for Little Island table. This objective will read as follows.</p> <p>LI-O-05 Open space. There is a general presumption against development on these lands due to the area's status as a Natura site.</p> <p>Text and map change</p>	163	This amendment arose in response to HDA screening of the draft plan. No issues of concern identified.
CB 03.06.08	<p>Volume 1, Section 3, Main Towns</p> <p>Insert text after 3.7.41 as follows;</p> <p>This plan recognises the importance of open space areas on Little Island for Wintering Birds.</p> <p>Text change only</p>	159	This amendment in response to HDA screening of the draft plan. No issues of concern identified.
CB 03.06.09	<p>Volume 1, Section 3, Main Towns</p> <p>Amend text & site area of LI-X-01 as follows;</p> <p>Mixed use development including provision of:</p> <ul style="list-style-type: none"> a) Appropriate uses on-site, including primarily business uses but also a hotel and significant open space; b) Limited residential development (Medium Density B), up to a maximum of 90no. units, within the north and western extent of the site and incorporating a landscape buffer between the residential and other uses. b) The link road LI-U-02, as identified on the land use zoning map; c) A detailed public transport strategy that will also address improvements to the pedestrian and cycling facilities; d) Accessible public open space amounting to 8.9ha (22 acres). <p>Text and map changes</p>	162	No issues of concern identified.
CB 03.06.10	<p>Volume 1, Section 3, Main Towns</p> <p>Insert new development Objective LI-X-02 and insert site</p>	162	No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>area as follows;</p> <p>Medium B density residential development up to a maximum of 250 dwelling units incorporating a landscape buffer between the residential units and other site uses.</p> <p>^</p> <p><i>Note: This amendment will consequently amend the site area of LI-I-02.</i></p> <p>Text and map changes</p>		
	Section 4: Key Villages		
CB 04.02.01	<p>Volume 1, Section 4, Key Villages</p> <p>Insert following text as a footnote in Table 4.2.1 Appropriate Scale of Development in Key Villages, as follows:</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>Text change only</p>	167	No issues of concern identified.
	Carrignavar		
CB 04.03.01	<p>Volume 1, Section 4, Key Villages</p> <p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.2.1, it is proposed to delete the following text from DB-01 (b):</p> <p>“No single proposal for residential development shall be larger than 30 housing units.”</p> <p>Text change only</p>	172	No issues of concern identified.
CB 04.01.01 CB 04.03.02	<p>Volume 1, Section 4, Key Villages</p> <p>Include additional text to objective O-03, this will now read as follows;</p> <p>Open space – maintain existing GAA grounds for active open space use. This area contains archaeology sites CO052-056. Any development within this areas shall preserve the site and its Zone of Archaeology potential. An archaeological assessment will be required.</p> <p>Text change only.</p> <p>Text change only</p>	173	No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Glenville		
CB 04.04.01	<p>Volume 1, Section 4, Key Villages</p> <p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.2.1, it is proposed to delete the following text from DB-01 (b):</p> <p>The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 25 units.</p> <p>Text change only</p>	177	No issues of concern identified.
	Glounthaune		
CB 04.05.01	<p>Volume 1, Section 4, Key Villages</p> <p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.2.1, it is proposed to delete the following text from DB-01 (b):</p> <p>No one proposal for residential development shall be larger than 40 housing unit.</p> <p>Text change only</p>	183	No issues of concern identified.
CB 04.05.02	<p>Volume 1, Section 4, Key Villages</p> <p>Extend development boundary to include additional lands.</p> <p>Map change only</p>	185	No issues of concern identified.
	Section 5 Villages, Village Nuclei and Other Locations		
CB 05.02.01	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Insert following text as a footnote in Tables 5.2.1 Appropriate Scale of Development in Cobh Municipal District Villages.</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>Text change only</p>	189	No issues of concern identified.
	Kerry Pike		

Ref	Amendment	Draft LAP No.	HDA Comment
CB 05.03.01.01 CB 05.02.01.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Include additional text which includes the word 'normally' in paragraph 5.2.24 To allow new development to respect the pattern and grain of existing development it is considered that any new individual housing schemes should normally not exceed 20 units. Development must be of an appropriate density to facilitate integration with the landscape. Text change only	192	No issues of concern identified.
CB 05.03.01.02 CB 05.02.01.02	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Extend development boundary to include additional lands. Map change only	193	No issues of concern identified.
Killeens			
CB 05.03.02.01 CB 05.02.02.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Include additional text which includes the word 'normally' in paragraph 5.2.32 With recognition of the need to allow consolidation of the village and development of a sense of place, it is considered that any new individual housing scheme should normally not exceed 10 units. Development must be of an appropriate density to facilitate integration with the landscape. Text change only	194	No issues of concern identified.
Knockraha			
CB 05.01.01 CB 05.02.03.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Amend label on Knockraha map from C-03 to C-02 to correspond with the text box on p.198. This refers to a map text label change only	199	No issues of concern identified.
CB 05.03.03.01 CB 05.02.03.02	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Include additional text which includes the word 'normally' in paragraph 5.2.42 Both the scale and form of development will be very much dependent on retaining the character of the village and improvements to the infrastructure of the village. While there may be opportunities for terraced and in-fill development in the village core, most development will be in the form of individual dwellings/serviced sites and	197	No issues of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	in this context no one proposal for residential development should normally be larger than 5 units. Text change only		
CB 05.03.03.02 CB 05.02.03.03	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Extend development boundary to include additional lands. Map change only	199	No issues of concern identified.
CB 05.02.03.04	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Extend development boundary of the village to include additional lands. Map change only	199	No issues of concern identified.
	Upper Glanmire		
CB 05.03.04.01 CB 05.02.04.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Include additional text which includes the word 'normally' in paragraph 5.2.58 In accordance with DoEHLG guidance on the scale of future development in villages it is considered that any new individual housing schemes should normally not exceed 3-4 units. Text change only	200	No issue of concern arises.
CB 05.02.04.02	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Amend O-01 to state: Open Space to include provision for 5no. serviced sites along the road frontage with access provided to the remainder of the open space. Text change only	202	No issue of concern identified.
	Whitechurch		
CB 05.03.05.01 CB 05.02.05.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Include additional text which includes the word 'normally' in paragraph 5.2.68 In accordance with DoEHLG guidance on the scale of future development in villages it is considered that any new individual housing schemes should normally not exceed 20 units. Text change only	200	No issue of concern identified.
	Village Nuclei		

Ref	Amendment	Draft LAP No.	HDA Comment
CB 05.03.01	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Insert following text as a footnote in Table 5.3.1 Scale of Development in Cobh Municipal District Village Nuclei.</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>Text change only</p>	207	No issue of concern identified.
	Caherlag		
CB 05.03.02.01	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Amend the settlement boundary to include additional lands within the development boundary of Caherlag</p> <p>Map change only</p>	213	No issues of concern identified.
CB 05.03.02.02	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Include additional text which includes the word 'normally' in paragraph 5.3.29</p> <p>Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should normally not exceed 1-2 units. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.</p> <p>Text change only</p>	212	No issues of concern identified.
	Rathduff		
CB 05.03.03.01	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Include additional text which includes the word 'normally' in paragraph 5.3.40</p> <p>Over the lifetime of this Local Area Plan, It is considered that the village nucleus of Rathduff can accommodate a maximum growth of approximately 5 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. Any new individual housing schemes should normally not exceed 1-2 units. As a result, the development boundary will remain relatively unchanged.</p>	214	No issue of concern identified.

Ref	Amendment	Draft LAP No.	HDA Comment
	Text change only		
	Other Locations		
	Haulbowline Island		
CB-05-01-04 CB 05.04.06.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Coastal Flood Zone Mapping Amendment: Haulbowline It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 5. Map change only	228	No issue of concern identified.
	Marino Point		
CB-05-01-05 CB 05.04.08.01	Volume 1, Section 5, Villages, Village Nuclei and Other Locations Edit text in Objective X-01 for Marino Point: To facilitate the development of this site for port related industrial development. The following considerations will apply to any proposals for development: <ul style="list-style-type: none"> • Development will be confined to the existing reclaimed area and to activities which are port-related or which use the existing industrial installations. Any new berthing /unloading facilities would be limited. • A detailed Traffic Impact Assessment is required prior to any development to assess the impact on the existing road network. • Upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh is required to facilitate developments likely to generate significant increase in traffic volumes. • 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. A detailed Traffic Impact Assessment would be required prior to any development to assess the impact on the existing road network. • Existing recorded monuments on site shall be protected. • In permitting development, regard shall be had to mitigating potential adverse impacts, particularly for the adjacent residential settlement of Passage West. • 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 of an ecological impact assessment report (Natura 		This amendment arose in part as a result of Habitats Directive Screening Assessment of the Draft Plan. No issues of concern arise from this proposal.

Ref	Amendment	Draft LAP No.	HDA Comment						
	<p>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> <ul style="list-style-type: none"> • Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites. <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 of this plan.</p> <p>Text change only</p>								
<p>CB-05.01.03 CB 05.04.08.02</p>	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Insertion of specific Regeneration Area Objective in the Marino Point section as follows:</p> <p>Marino Point</p> <p>Regeneration Sites</p> <table border="1" data-bbox="387 1162 1031 1305"> <thead> <tr> <th colspan="2" data-bbox="387 1162 1031 1218">Regeneration Area – Marino Point</th> </tr> <tr> <th data-bbox="387 1218 662 1305">Map of Regeneration Areas</th> <th data-bbox="662 1218 1031 1305">Number and Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="387 1305 662 1563"></td> <td data-bbox="662 1305 1031 1563"></td> </tr> </tbody> </table>	Regeneration Area – Marino Point		Map of Regeneration Areas	Number and Description				<p>This site is adjacent to the Cork Harbour SPA and the Great Island Channel SAC.</p> <p>Development proposals at this location will be subject to assessment of possible implications for these sites. This is covered by objective X-01 Marino Point. No further issues of concern are identified.</p>
Regeneration Area – Marino Point									
Map of Regeneration Areas	Number and Description								

Ref	Amendment	Draft LAP No.	HDA Comment
	 <p>Marino Point</p> <p><i>This plan recognizes areas of Cobh which are currently identified as Industry but merit additional guidance in the event of the opportunity to redevelop them arises during the term of this plan.</i></p> <p><i>This site comprises the redundant infrastructure of IFI but excludes the currently operating Dynea Ltd. Industrial development (Seveso II Directive site). The site is largely degraded and vacant. It is visually prominent from Passage West on the opposite side of the harbour.</i></p> <p><i>Development on this site should be port-related or utilise the existing industrial installations and should be of a scale and form appropriate to this prominent site.</i></p> <p><i>Marino house is a Recorded Monument (RMP No. CO075-13) along with the Orangery (RMP No CO075-076) and landscape feature (RMP No. CO075-027). Any development in this area will be required to protect the buildings and their setting and will require an Archaeological & Architectural Assessment.</i></p> <p><i>Any such development shall ensure that all existing infrastructure on the site which serves the adjoining Dynea Ltd. Site shall be protected.</i></p>		
	Spike Island		
<p>CB-05-01-02 CB 05.04.10.01</p>	<p>Volume 1, Section 5, Villages, Village Nuclei and Other Locations</p> <p>Amend text of X-01, Spike Island to state:</p> <p>The promotion of the continued development of the island as a major tourism attraction and unique cultural heritage and activity destination in accordance with the recommendations of the masterplan. This will require considerable investment in facilities and services both on</p>	<p>234</p>	<p>This amendment arose as a result of the Habitats Directive Screening Assessment of the Draft Plan. No issues of concern</p>

Ref	Amendment	Draft LAP No.	HDA Comment
	<p>the island itself and at origin and access points, including car parking ticketing facilities etc. It is vital that the future development complements the character and grain of the existing structures and protects the unique environment of the island.</p> <p>Development proposals on the island shall ensure that the adjoining Great Island Channel Special Area of Conservation is managed appropriately.</p> <p>Spike Island is located in close proximity to the Cork Harbour SPA. Tourism initiatives in this location could have the potential to increase marine traffic in the harbour area, and could have the potential to cause disturbance to birds. New developments proposed for the area should be designed to minimise risk of disturbance to birds. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directives and with the protection of the Cork Harbour SPA.</p> <p>Text change only</p>		are identified.

Appendix II Legislative Background to Habitats Directive Assessment

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

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

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

Habitats Directive Article 6(3)

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

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

Stage One: Screening

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

Stage Two: Appropriate Assessment

Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an Appropriate Assessment and involves the compilation of a Natura Impact Report by the Planning Authority which is a report of scientific evidence and data relating to European sites for which significant negative impacts have not been previously screened out. This is used to identify and classify any implications of the plan for these sites in view of their conservation objectives. The Appropriate Assessment must include a determination as to whether or not the plan or its proposed amendments would adversely affect the integrity of any European site or sites. The plan may be adopted if adverse effects on the integrity of European sites can be ruled out during the Appropriate Assessment process. The plan may not be adopted on foot of an Appropriate Assessment, if it is found that it will give rise to adverse impacts on one or more European sites, or if uncertainty remains in relation to potential impacts on one or more European sites.

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

Habitats Directive Article 6(4)

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

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

Stage Three: Assessment of alternative solutions

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

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

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

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