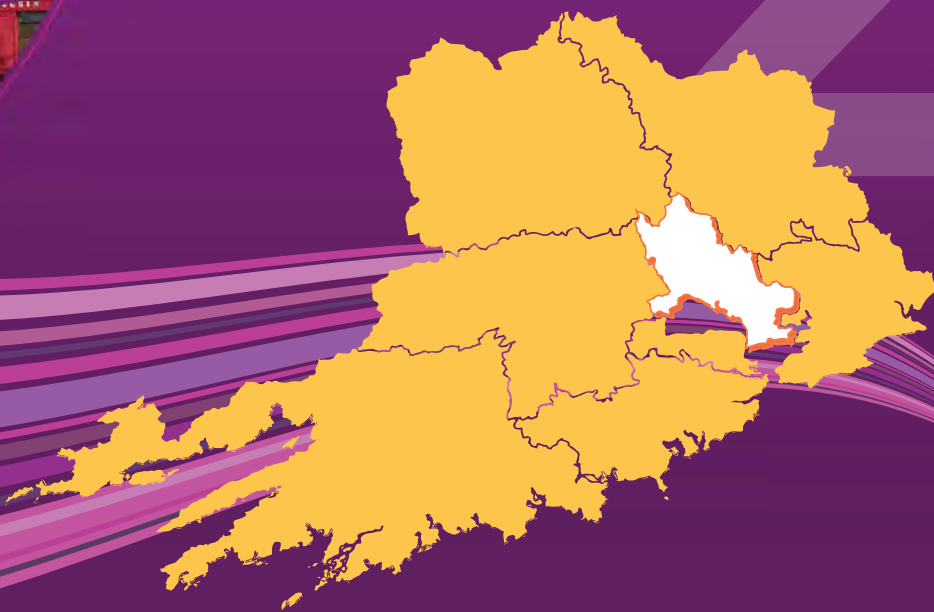




Cork
County Council
Comhairle Contae Chorcaí



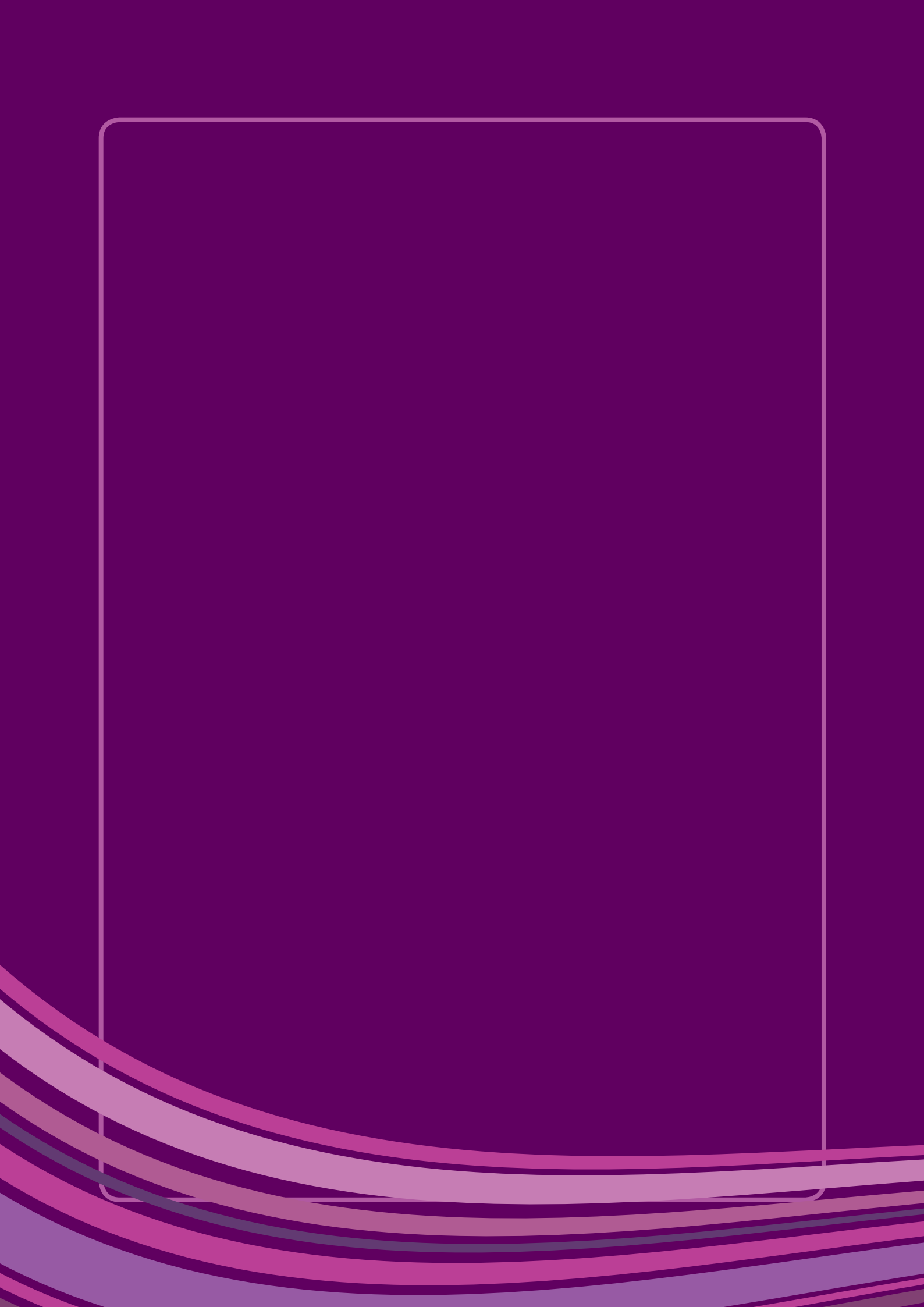
Cobh Municipal District Local Area Plan



21st August 2017

VOLUME TWO
Environmental Reports

2





Environmental Reports

Table of Contents

	<i>Section</i>	<i>Page No.</i>
1.	Strategic Environmental Assessment Statement	5
2.	Habitats Directive Screening Report	87

Strategic Environmental Assessment Statement

Table of Contents

	<i>Page No.</i>
<i>Sub-Section</i>	
1. Introduction	6
Summary of the SEA Process	6
Content of the SEA Statement	7
2. How Environmental Considerations were Integrated into the Plan	8
Introduction	8
Environmental Report and Baseline Data Collection	8
Statutory Consultation	12
Alternatives Considered	12
Proposed Mitigation	13
Compliance with EU Habitats Directive – Appropriate Assessment	13
3. Submissions and Observations	15
Introduction	15
Pre Draft consultations	15
Draft Plan and Environmental Report Consultation	17
Proposed Amendments to the Draft Plan	25
4. Reasons for Choosing the Plan as Adopted	63
Introduction	63
Context for Considering Alternatives	63
Description of Alternatives	65
Assessment of Alternatives against the EPOs	69
Preferred Scenario	74
5. Monitoring	75
Scope of SEA Monitoring	75
Monitoring of the Local Area Plan	81
Appendix A	83

1 Introduction

1.1 Introduction

- 1.1.1 This is the SEA Statement for the Cobh Municipal District Local Area Plan, adopted on 24 July 2017. Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure that environmental considerations are appropriately addressed in the decision-making process, both during the preparation and prior to adoption of a Plan.
- 1.1.2 The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004). These regulations were subsequently amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations, 2011 (S.I. No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations, 2011 (S.I. No. 201 of 2011).
- 1.1.3 The legislation requires that the Plan-making authority must make available an SEA Statement summarising how the SEA and consultations have been taken into account in the making of the Plan. This document comprises the SEA Statement.

1.2 Summary of the SEA process

- 1.2.1 The SEA Process is summarised in Table 1.1. below

Table 1.1 Summary of the SEA Process	
SEA Stage	Cobh Municipal District Local Area Plan
1 – Screening	<p>Decision on whether or not an SEA of the Plan is required.</p> <p>There is a mandatory requirement under the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) to undertake a strategic environmental assessment in respect of Local Area Plans for areas with a population of 5,000 or more, so in this instance, screening was not required and the SEA process proceeded to the next stage.</p>
2 – Scoping	<p>Consultation with defined statutory bodies on the scope and level of detail to be considered in the Environmental Report.</p> <p>Scoping for the SEA for this Local Area Plan was commenced with the circulation of a Draft Scoping Report to all the environmental authorities on the 22nd April 2016. A total of two (2) submissions were received - from the EPA and Irish Water. The Scoping Report was finalised on the 31st May 2016 and issues raised were considered further during the preparation of the Draft Local Area Plan and the SEA Environmental Report.</p>
3 – Environmental Assessment and Environmental Report.	<p>Environmental Assessment and Environmental Report</p> <p>The next stage of the SEA process comprised an assessment of the likely significant impacts on the environment as a result of implementing the Local Area Plan and the preparation of the Environmental Report. The Environmental Report went out on public display with the Draft Local Area Plan on 16th November 2016. Submissions received were considered and</p>

Table 1.1 Summary of the SEA Process	
SEA Stage	Cobh Municipal District Local Area Plan
	amendments were recommended by the Chief Executive. The amendments were screened for the requirement for further assessment under the SEA and AA processes. An Addendum to the Environmental Report was later published with the proposed amendments to the Draft Local Area Plan (in May 2017), reflecting issues raised in the submissions and the screening of the amendments. Further submissions were received on foot of this third round of consultation and modifications to the amendments were recommended by the Chief Executive. These modifications were again screened for SEA / AA prior to adoption of the final Plan.
4- SEA Statement	SEA Statement Preparation and publication of the SEA Statement identifying how environmental considerations and consultation have been integrated into the Final Plan. This document is the SEA Statement.

1.3 Content of the SEA Statement

- 1.3.1 The SEA Statement is described in Article 9 of the SEA Directive as a statutory requirement and should be made available with the adopted plan. This statement is required to be issued to the environmental authorities that were previously consulted, with a view to presenting a record of the key elements of the SEA process and illustrating how environmental considerations have been integrated into the plan and the key decisions taken in the plan as a consequence of the SEA.
- 1.3.2 The SEA Statement is required under Article 13I, SI No 436 of 2004 (as amended), to include information on:
- a) How environmental considerations have been integrated into the Plan;
 - b) How the Environmental Report, submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and any trans-boundary consultations (where relevant) have been taken into account during the preparation of the Plan;
 - c) The reasons for choosing the Plan, as adopted, in the light of the other reasonable alternatives dealt with; and
 - d) The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

2 How Environmental Considerations were Integrated into the Plan

2.1 Introduction

- 2.1.1 This section deals with how environmental considerations as presented in the Environmental Report were taken into account during the preparation of the Cobh Municipal District Local Area Plan.
- 2.1.2 The protection and conservation of the environment has been a key consideration throughout the preparation of the Plan. Environmental considerations were integrated into the plan in a number of ways through :
- a) Preparation of the Environmental Report including baseline data collection and evaluation of potential impacts.
 - b) Consultation.
 - c) Consideration of alternatives.
 - d) Mitigation measures.
 - e) Compliance with the Habitats Directive – Appropriate Assessment.

2.2 Environmental Report and Baseline Data Collection

- 2.2.1 In order to assess the likely significant impacts of this Municipal District Local Area Plan, baseline data on the current state of the environment was collected and evaluated. This was done with reference to existing databases held by the Council and other organisations such as the EPA, National Parks and Wildlife Service (NPWS), South West River Basin District (SWRBD), Geological Survey of Ireland (GSI) etc. In many cases the maps and information were only available at a County Level. In accordance with legislation and guidance, the existing environment was described with respect to biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the interrelationships between these factors as appropriate. Collection and analysis of this information has allowed the identification of key resources and sensitivities and allowed for the identification of potential threats to the environment, thus allowing for the inclusion of mitigation measures to ensure that the Plan does not exacerbate existing problems.
- 2.2.2 As the data was compiled and plan policies evolved, the likely significant effects of implementing the plan were identified and evaluated, as appropriate. This process formed a core element of the Environmental Report. The potential effects of the Plan were then considered using a system of Environmental Protection Objectives, Targets and Indicators which were formulated having regard to the issues emerging from the baseline assessment and internal consultation with other departments within the Council. The assessment of the baseline environment also enabled those preparing the Plan to consider how the environment might evolve in the absence of the proposed Plan.
- 2.2.3 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 previous Local Area Plan for the area, which was itself subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. Many of the provisions of the Local Area Plan, adopted in 2011, had been carried forward, unchanged, into the Draft Plan 2016, and consequentially, there were few issues arising that need to be assessed de novo.

- 2.2.4 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 all the provisions of the County Development Plan.
- 2.2.5 All of the objectives of the Draft Local Area Plan were assessed for possible impacts within the context of these existing mitigation measures. As these mitigation measures negate or mitigate any significant negative impacts that could otherwise have been expected, the Environmental Report on the Cobh Municipal District Draft Plan made a small number of recommendations in relation to the addition of text to the relevant objectives, where required, to address shortfalls in infrastructure provision, landscape/planting mitigation measures, ecological assessment and flood risk.
- 2.2.6 It should be noted that a number of changes that were recommended, affecting CH-TC-01, CH-TC-02, CH-TC-03, CH-TC-04 and CH-U-11 relate to the administrative area of the former Town Council and are governed by the existing 2013 Cobh Town Development Plan. However, the Cobh MD Local Area Plan relates only to the environs of the town as delineated in the Local Area Plan maps.
- 2.2.7 The changes recommended in the Environmental Report and the corresponding action taken in terms of changes made to the Draft Plan are set out in Table 2-1 below.

Table 2-1 Recommendations of Environmental Report re changes to the Cobh Municipal District Draft Plan and Action Taken		
Recommendation		Action Taken
Biodiversity / Environmental Protection		
1	This recommendation to objective CH-GO-05 required the insertion of amended wording in relation to required road upgrades, omitting the specific reference to the upgrading of Belvelly and Slatty Bridges along the R624 and to seek to require improved road access from the N25 to Cobh, subject to ecological assessment.	This change was incorporated into the Draft Plan before publication.
2	This recommendation to objective GM-R-01 required that the words 'advanced planting' be included in the wording of the objective.	This change was incorporated into the Draft Plan before publication.
3	This recommendation to objective GM-R-04 required that the wording of the objective should be revised to state that key infrastructure should be delivered in tandem with development of these areas be included in the wording of the objective.	This was considered to have been addressed by way of GM-GO-02.
4	This recommendation to objective GM-R-05, 06 & 07 required that the wording of the objective should be revised to state that key infrastructure should be delivered in tandem with development of these areas be included	This was considered to have been addressed by way of GM-GO-02.

Table 2-1 Recommendations of Environmental Report re changes to the Cobh Municipal District Draft Plan and Action Taken		
	Recommendation	Action Taken
	in the wording of the objective.	
5	This recommendation to objective CT-B-09 required that the wording of the objective should be revised to state the development of the site would be ‘subject to an ecological assessment’.	This change was incorporated into the Draft Plan before publication.
6	This recommendation to objective CT-C-01 required that the wording of the objective should be revised to include the wording “The Flood Risk Assessment should take account of finished floor levels for any educational campus and any potential impacts downstream”.	This change was considered to be addressed by way of additional text inserted to Section 1 of the Cobh MD Local Area Plan at Amendments Stage – Para. 1.8.12 as well as under Local Area Plan Objective IN-01 of the same section.
7	This recommendation to objective LI-X-01 required that the wording of the objective should be revised to include the wording “Any residential component should have regard to the Major Accidents Directive Seveso II as per the County Development Plan Objective ZU-2”.	This requirement is already addressed in the current County Development Plan under ZU 5-1, ZU 5-2 and ZU 5-3 and, hence, is not required.

Submissions on Draft Plan and Environmental Report

- 2.2.8 244no. submissions were received during the public consultation period on the Draft Cobh Municipal District Local Area Plan and Environmental Report. Twenty six of the submissions focused on general issues facing the County at large, and a further four submissions related to the Municipal District generally. The remainder, 196no., were settlement specific. Submissions from the EPA and the Southern Regional Assembly referenced the Environmental Report in their submissions.
- 2.2.9 Having considered these submissions, and the recommendations of the Environmental Report, further amendments to the Draft Plan, and the preparation of an Addendum to the Environmental Report, were recommended by the Chief Executive in his report to Members in March 2017. An addendum to the Environmental Report was prepared and published with the Proposed Amendments to the Plan in May 2017. The Addendum recommends some minor changes to the Environmental Report in response to issues raised in the submissions, and also included a screening report of the proposed amendments.

Submissions on Proposed Amendments to the Draft Plan and Addendum to the SEA Environment Report

- 2.2.10 A total of 55no. submissions were received on the Proposed Amendments to the Draft Plan. Details of all the submissions received were detailed in the Chief Executive’s Report to Members in June 2017. Three submissions, from the Environmental Protection Agency, the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and Kathleen O’Sullivan referenced the Addendum to the SEA Environment Report.

- 2.2.11 Having considered the submissions received in response to the publication of the amendments proposed for the Draft Cobh Municipal District Local Area Plan, 4no. non-material minor modifications to the published amendments were recommended by the Chief Executive.
- 2.2.12 The first, in response to the submission from TII, proposed to insert some additional non-material text into Section One of each plan under the heading of 'Traffic and Transport' as follows:
- 'The Council, in consultation with the Transport Infrastructure Ireland, will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The line of these Route Protection Corridors is shown in Volume 3 LAP Map Browser which is accessible through www.corkcoco.ie'.*
- 2.2.13 The second, in response to a submission from the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs, makes a minor amendment to Policy Objective X-01 for Marino Point, to make a minor non-material modification to the wording of that objective, omitting the specific reference to the upgrading of the R624 and to seek to require improved road access from the N25 to Cobh, subject to full ecological assessment.
- 2.2.14 The third is in response to a submission from O'Flynn Construction, where it is recommended that the phasing numbers be included into Tales 3.3.2 and 3.3.2 of the Plan relating to the development of Dunkettle/Ballinglanna.
- 2.2.15 The fourth is in response to a submission received from Doyle Shipping and relates to minor modifications to paragraph 3.2.26 to remove a reference to the current Town Development Plan.
- 2.2.16 Furthermore, the Environmental Report prepared on the Draft Cobh Municipal District Local Area Plan (November 16), made a number of recommendations that were 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, as the Plan is now proposed not to include Town Council lands, this is not required.
 - In Little Island, it was recommended that any residential component should have regard to the Major Accidents Directive Seveso III. This requirement is already addressed in the current County Development Plan 2014 under ZU 5-1, ZU 5-2 and ZU 5-3 and, hence, is not required.
 - 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 identified in the Draft Plan was 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 2014 (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 further amendment to CT-C-01 is required.
- 2.2.17 An SEA Screening Report on the proposed further modifications was prepared which found the modifications would have a neutral or positive impact. A copy of this screening report is included in Appendix A of this document.

2.3 Statutory Consultation

- 2.3.1 In terms of the SEA and the AA, there have been three periods of consultation over the course of the preparation of the Cobh Municipal District Local Area Plan 2017.
- 2.3.2 The first public consultation, for the pre-draft stage, was held in between December 2015 and January 2016. Additional consultation on the Scoping stage for SEA was held in May 2016, when the statutory consultees for SEA in Ireland were contacted with the Preliminary Consultation Document and the SEA Scoping Document.
- 2.3.3 The second period of consultation included a public display of the Cobh Municipal District Local Area Plan 2017 alongside the SEA Environmental Report and associated Appropriate Assessment. This took place between November 2016 and January 2017. A total of 244 no. submissions were received on this suite of documents in relation to the Cobh Municipal District while at further 26no. address issues relevant to the county as a whole and a further four submission related to the Municipal District generally. The remainder, 196no., were settlement specific. Submissions from the EPA and the Southern Regional Assembly referenced the Environmental Report in their submissions.
- 2.3.4 A further period of public consultation on the Proposed Amendments to the Draft Plan took place during May 2017. An Addendum to the Strategic Environmental Assessment Environmental Report was also available for public consultation during this time. A further 55no. submissions were received in response to these consultations.
- 2.3.5 At all stages of consultation, the content of the submissions received have been considered by the staff preparing the Plan and by Members, and amendments have been made to the Draft Plan in response to these, where considered appropriate. Further detail on the submissions is provided in Section 3.

2.4 Alternatives Considered

- 2.4.1 The SEA Environmental Report has documented the reasonable alternatives considered as part of the Local Area Plan-making process. As a Local Area Plan is at the lower end of the statutory plan hierarchy, and the Planning Acts require a Local Area Plan to be consistent with the objectives of the Development Plan, its core strategy and any regional spatial and economic strategy that applies to the area, the scope for considering alternatives at the Local Area Plan level is very limited as the key parameters have already been determined by the higher level plans. Given the detailed and binding nature of the Core Strategy in particular, it is clear that the strategic alternative scenarios can only be fully considered and environmentally assessed as part of the preparation of the higher level plans, i.e. the County Development Plan, and the Regional Spatial and Economic Strategy.
- 2.4.2 In Cork, 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. 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. In this context the key aims of the Local Area Plan support the continuation of this approach, seeking sustainable patterns of growth in urban and rural areas.
- 2.4.3 Cobh MD has an extensive urban structure comprising towns and villages. The Cobh Municipal District Local Area Plan provides for the development of 6no. main towns, 3no. key villages, 5no. villages, 3no. village nuclei and 11no. other locations with specific industrial/tourism functions, eg. Marino Point and Fota Island. The overall population target of the District has already been set by the County Development Plan. The scenarios considered in preparing the Plan have therefore been prepared in this context. The overall level of growth allocated to the Municipal District is the same

for each scenario, in line with the Core Strategy in the County Development Plan. The scenarios look at options for development within the MD. Scenarios which would be inconsistent with this approach, by increasing or reducing the overall level of growth within the MD for example, have not been considered.

2.4.4 The Scenarios considered for the Cobh Municipal District were as follows:

- (a) Scenario 1 Public Transport
- (b) Scenario 2 Employment Towns
- (c) Scenario 3 Balanced Growth

2.4.5 These three alternatives specifically focus on alternate means of achieving the aims of the new Plan. Strengths and weaknesses of the various alternatives were evaluated in the SEA taking into account both planning and environmental impacts.

2.4.6 The consideration of alternatives was part of the information presented to Elected Members and at public consultation to help make an informed choice with regards to the evolution of the Plan. Further details on the preferred alternative and reasons for its selection in light of the other alternatives are provided in Chapter 4 of this document.

2.5 Proposed Mitigation

2.5.1 Avoidance and Mitigation of impacts was addressed where possible at all stages of the formulation of the plan itself as part of the SEA process and the draft Local Area Plan was drafted to minimise adverse impacts where possible. As part of the preparation of the Environmental Report and assessment of the potential impacts of the Plan against the Environmental Protection Objectives, recommendations for changes to the Plan were made where necessary to address remaining issues and in order to avoid, reduce and mitigate potential impacts – see Table 2.1 above which sets out the recommendations of the Environmental Report and the Actions taken in response to these recommendations.

2.6 Compliance with EU Habitats Directive – Appropriate Assessment.

2.6.1 A further aspect of the assessment of the Plan was the undertaking of an Appropriate Assessment under the EU Habitats Directive (92/43/EEC). This parallel process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the Plan as it was developed.

2.6.2 Under the EU Habitats Directive, any plan or project not directly connected with or necessary to the management of a Natura 2000 site, e.g. Special Area of Conservation (SAC) or Special Protection Area (SPA), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site's conservation objectives. There are a number of Natura 2000 sites within and adjacent to the Cobh Municipal District, which could be impacted by the new Development Plan. Therefore, the AA process was applied to the Draft Local Area Plan, Proposed Amendments and the Minor (Non-Material) Modifications to the Amendments to determine if it would have significant effects on any of these European designated sites.

2.6.3 The Habitats Directive Assessment Screening Report prepared on the Draft Local Area Plan recommended a number of changes to the Draft Plan as detailed in Table 2.2 below. Where possible these issues were dealt with in formulating the Draft Plan. Where this was not possible, the issues were addressed at the amendments stage, as detailed in the following table:

Table 2.2: Summary of Habitats Directive Screening Process for the Draft Cobh Municipal District Local Area Plan.		
Section of Plan	Issue / Recommendation	Changes incorporated into Proposed Amendments / Final Plan
Section 1 – SLR Sites	Great Island Channel Special Area of Conservation and Cork Harbour Special Protection Area: More detailed assessment required in respect of sites identified for possible SLR packages to determine whether zoning is compatible with protection of the Natura 2000 network.	This Plan has been amended to address this issue in accordance with proposed amendment CB 01.01.07
Section 3 – Little Island	Great Island Channel Special Area of Conservation and Cork Harbour Special Protection Area: Zone undeveloped SAC land identified as Existing Built Up Area in Little Island as Open Space – not suitable for development.	This Plan has been amended to address this issue in accordance with proposed amendment CB 03.06.07
	Great Island Channel Special Area of Conservation and Cork Harbour Special Protection Area: More detailed assessment required to determine whether proposed zoning of CT-B-09 lands is compatible with protection of Cork Harbour SPA	This change was incorporated into the Draft Plan before publication.
Section 5 – Other Locations – Spike Island	Cork Harbour Special Protection Area: Recommended inclusion of reference in X-01 for Spike Island of need to ensure that development of tourism capacity of island is managed in a manner which is compatible with the protection of the Cork Harbour SPA.	This Plan has been amended to address this issue in accordance with proposed amendment CB 05.04.10.01

3 Submissions and Observations

3.1 Introduction

3.1.1 This section deals with how submissions and observations from environmental authorities and members of the public, received throughout the process of preparing the Local Area Plan, and relevant to the SEA process, were taken into account in the preparation of the final document. There have been three periods of consultation:

- a) Pre – Draft: Preliminary Consultation under Section 20 at the pre-draft plan stage was undertaken in December 2015.
- b) Consultation on the Draft Plan, Environmental Report, Strategic Flood Risk Assessment, Habitats Directive Assessment Screening Report was undertaken in November 2016.
- c) Consultation on the Proposed Amendments to the Draft Plan, SEA Addendum Report and Natural / AA Screening Report was undertaken in May 2017.

3.1.2 At all stages of consultation, the submissions received have been considered by the team preparing the Plan.

3.2 Pre-Draft Consultation

3.2.1 The first stage in the preparation of the Cobh Municipal District Local Area Plan started in December 2015 with the publication of the Section 20 Preliminary Consultation Document. A Draft SEA Scoping Report was sent to all environmental authorities on the 22nd April 2016. The SEA Scoping Report provided an overview of the Municipal District, the suggested strategy for the proposed new Local Area Plan, the alternatives considered, and the likely output of the new Local Area Plan. The Scoping Report also examined the environmental baseline of the District and the existing environmental sensitivities of the area. In response this pre-draft consultation stage, submissions relevant to the SEA process were received from the EPA and Irish Water. These are outlined in Table 3.1 below.

Table 3.1 Summary of the issues Raised at SEA Scoping Stage.		
Name of Submitter	Summary of Issues Raised	Response
EPA	State that previous submission dated 21 st January 2016 in response to Preliminary Consultation Document should be taken into account in the preparation of the SEA Environment Report and lists the other Environmental Authorities that the Draft Scoping Report should be sent to.	The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Draft Local Area Plans. Draft Scoping Report was sent to all the Environmental Authorities.
Irish Water	Observations relate to the potential environmental	Comments noted and

Table 3.1 Summary of the issues Raised at SEA Scoping Stage.		
Name of Submitter	Summary of Issues Raised	Response
	<p>effects associated with the provision of sustainable, cost effective water services and the protection of water sources used for public supply.</p> <p>Need to be aware that due to the limited funding available and the legacy issue inherited by Irish Water in relation to available capacity and compliance, they will upgrade infrastructure as the need arises on a priority basis in line with national and regional planning policy and the County settlement hierarchy, subject to available funding and environmental constraints.</p> <p>It cannot be assumed that because the Council sets a population target for a settlement that water services will be made available for that target in advance.</p> <p>Many of the larger settlements identified in the County's settlement hierarchy are located adjacent to sensitive/designated waters to which treated wastewater from these settlements must be discharged.</p> <p>Suggest that need to test the compatibility of settlement strategy with the SEA objectives EPO 3 (BFF), EPO 5 (W), EPO 6 (AQ/C) and EPO 10(MA).</p> <p>Locating large settlements in sensitive areas is not necessarily sustainable and achieving the objectives of EPO 3 & EPO 5 would impact on achieving the objective EPO Climate Change by expending significant energy to achieve the required standards and EPO 10 by expending scarce monetary resources that could be better utilised in alternative settlement locations where receiving waters are not as sensitive.</p> <p>Ensure that the requirement for an available sustainable potable drinking water supply source to serve target populations is considered.</p> <p>The medium to long-term strategy of building resilience into the water supply networks will result in the decommissioning of smaller, unreliable water sources and increased interconnection of supply networks to ensure that supply taken from sustainable water resources can</p>	<p>issues raised will be considered further in the preparation of the Draft Local Area Plan and the SEA Environmental Report.</p> <p>The Draft LAP intends to deal in a comprehensive manner with all infrastructure requirements and the most appropriate mechanisms to deliver that infrastructure.</p>

Table 3.1 Summary of the issues Raised at SEA Scoping Stage.		
Name of Submitter	Summary of Issues Raised	Response
	<p>be utilised throughout our supply networks.</p> <p>Note the tables included in scoping reports in relation to the status of water services relative to the suggested scale of development at settlement level but without the background to this assessment find it difficult to determine its accuracy.</p> <p>Note that a water treatment plant and water supply zone may serve a number of settlements and surrounding environs and the overall demand on the water treatment plant/supply zone is the more appropriate level to consider available capacity than settlement level.</p>	

3.2.2 The Scoping Report was finalised on the 31st May 2016 and issues raised were considered further the preparation of the Draft Local Area Plan and the SEA Environment Report.

3.3 Draft Plan and Environmental Report Consultation

3.3.1 The Environmental Report prepared to document the assessment of the environmental effects of implementing the aims and objectives of the Draft Local Area Plan made seven recommendations for change to the Draft Plan as detailed in Section 2.2. of this report. The full assessment and background to the recommendations is discussed in Chapter 6, Section 6.3 of the Environmental Report. Six of the seven recommendations were dealt with before the Draft Plan was published, but one recommendation (relating to flood risk associated with CT-C-01 lands in Carrigtwohill) was addressed at the amendment stage of the Plan, as it was too late in the process to implement this recommendation.

3.3.2 Following the publication of the Draft Plan and associated environmental reports, 244no. submissions were received during the public consultation period. Twenty six of the submissions focused on general issues facing the County at large, and a further 4no. submissions related to the Municipal District generally. The remainder were settlement specific.

3.3.3 Details of all the submissions received were detailed in the Chief Executive's Report to Members in March 2017. The Chief Executive's Report highlighted the key issues arising from the submissions received as follows:

- (a) Issues in relation to Town Councils and the review of Town Development Plans.
- (b) Active Land Management and bringing land forward for development.
- (c) Strategic Land Reserves issues in Metropolitan Cork.
- (d) Alignment of the Plans with the Core Strategy of the County Development Plan and the quantum of land being zoned for development.
- (e) The availability / timing of delivery of Water Services Infrastructure.

- (f) Amount of land zoned for economic development.
- (g) Strategic Flood Risk Assessment.
- (h) Protection of Natural and Built Heritage, including Archaeology.
- (i) Reservation of lands for schools.
- (j) Strategic Environmental Assessment and the integration of the process into plan making.
- (k) Protection of natural heritage, ecology and biodiversity.
- (l) Issues in relation to transportation, sustainable travel, access to zoned lands, public transport etc.
- (m) Proposals for zoning additional land and extension of village development boundaries.

3.3.4 Two of the 244no. submissions received made reference to the Environmental Report – these were from the Environmental Protection Agency (EPA) and the Southern Regional Assembly. These submissions were summarised and responded to in Chief Executive’s Report to Members under S20 of the Act.

3.3.5 The submission from the Southern Regional Assembly noted various elements of the Environmental Report but did not raise any issues requiring further clarification or make any recommendations in relation to the SEA process. No further action is considered necessary in relation to the Environmental Report, in response to the submission from the SRA submission.

3.3.6 The main issues raised by the EPA are detailed in Table 3.2 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. For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the Cobh Municipal District, published on 2 May, 2017, available on www.corklocalareaplans.com

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
1.	Development should be linked to the ability to provide water services infrastructure in advance of permission being granted.	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.	Proposed Amendment No. CB 02.01.02. For the text of the amendment, please see the ‘Proposed Amendments to the Draft Plan’ document for the Cobh MD, published on 2 nd May 2017, available on www.corklocalareaplans.com

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
		<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). 	
2.	Plans should include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy.	Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy.	<p>Proposed Amendment CB 03.01.07.</p> <p>For the text of the amendment, please see the 'Proposed Amendments to the Draft Plan' document for the Cobh MD, published on 2nd May 2017, available on www.corklocalareaplans.com</p>
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	<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>Further clarification on the status of drinking water and waste water treatment infrastructure, as given in Table 2.3 of the Draft Plan will be included where</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 MD, published on 2nd May 2017, available on www.corklocalareaplans.com</p>

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
	services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	appropriate. Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.	
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.	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. Similarly implementation of the National Broadband Plan is not a matter for the Local Area Plan.	No amendment proposed.
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.	Habitat mapping for parts of the Blarney, Carrigaline and Middleton 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 project's outputs will be able to inform the Council's wider planning functions.	See Proposed Amendments: 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 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.

	EPA Issue	CEO Response	Changes proposed to Cobh LAP
		<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.</p> <p>Objective LAS-01 also references relevant Heritage related objectives of the County Development Plan 2014 including, HE 2-1, and HE 2-2.</p> <p>LAS -01 (d) further references the protection of landscape features, ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with County Development Plan 2014 objectives HE 2-3, HE 2-4, HE 2-5, HE 2-6 and HE 2-7.</p> <p>A number of amendments are proposed to the 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.</p> <p>See Proposed Amendments: 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,</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 MD, published on 2nd May 2017, available on www.corklocalareaplans.com</p>

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
		CB.05.04.10.01, CB.05.04.08.01, CB.05.04.08.02 and CB.05.04.08.01	
7.	Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area.	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft Cobh Plan has been prepared by undertaking a review of the existing statutory plans for the area - the Blarney and Midleton Electoral Area Local Area Plans 2011 (as amended), 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 LAP have been carried forward, unchanged, into the new Draft Plan 2016.</p>	No further changes proposed.
8.	Changes recommended to the wording of EPO 1, EPO 5 and EPO 8 and clarification is required on how the alternatives have been assessed.	<p>Suggested changes to EPO 1 and EPO 5 will be implemented. Changes to EPO 8 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.</p>	<p>As suggested by the EPA submission it is proposed to amend the Indicator for EPO 1 to replace the word 'increase' with 'change' as follows:</p> <p>Significant increase change in the population of the main towns. Distance and mode of transport to work / school.</p> <p>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:</p> <p>To achieve at least 'good' status in all bodies of surface waters</p>

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
			(lakes, rivers, transitional and coastal waters).
9.	Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes.	<p>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.</p> <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.03.03.16, 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,</p>	<p>See Proposed Amendments: 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 MD, published on 2nd May 2017, available on www.corklocalareaplans.com</p>

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
		CB.05.04.10.01, CB.05.04.08.01, CB.05.04.08.02 and CB.05.04.08.01.	
10.	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.	This issue is not relevant to the Cobh MD.
11.	Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order to 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.	This issue is not relevant to the Cobh MD.
12.	Cobh MD - submission notes new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure will need to be planned in accordance with the requirements of EIA, Water Framework	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. Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the Traffic and Transport study for Little Island is not as yet complete and will determine how SEA and Habitats Directives will be addressed in the study.	No further amendment proposed.

Table 3.2: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to Cobh LAP
	Directive, Habitats and Flood Directives etc.		
13.	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 Schull to take account of the upgrading of the waste water treatment plan.	This issue is not relevant to the Cobh MD.

3.3.7 Following the consideration by Members of the Chief Executive’s report further meetings of Council were held March 2017 to discuss the proposed amendments to the Plan. At the Council Meeting of 27 March 2017, Members of Council agreed to make 163no. amendments to the Draft Cobh Municipal District Local Area Plan, including amendments to text and maps. These amendments were published for consultation on 2 May 2017.

3.4 Proposed Amendments to the Draft Plan.

3.4.1 On the 2nd May 2017 the proposed amendments to the Draft Cobh Municipal District Local Area Plan were published for public consultation.

3.4.2 These proposed amendments were screened for the need for full SEA in order to determine if significant impacts would arise as a result of their inclusion. The screening process comprised assessing each proposed amendment against the Environmental Protection Objectives to determine if they would have a potentially positive, negative, uncertain or neutral impact. The Environmental Protection objectives are detailed in Table 3.3 while the summary results of the assessment of each proposed amendment is detailed in Table 3.4 below.

Table 3.3: List of Environmental Protection Objectives	
EPO 1	Population (P) To ensure the sustainable development of the 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)

Table 3.3: List of Environmental Protection Objectives	
	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	Air Quality and Climate Factors (AQ/C) Protect and improve air quality.
EPO 7	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.

- 3.4.3 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 either most likely to be neutral or most likely to have positive impacts. In the case of both neutral and positive impacts the proposed amendments were screened out on the basis of having no potential for significant negative impacts.
- 3.4.4 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.
- 3.4.5 In addition there were amendments to development boundaries and open space zonings arising from the Habitats Directive of the Plan which were considered to have a primarily positive effect on the environment. It is not considered that any of the proposed changes required amendments from an SEA perspective.

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of 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
CB.01.01.05 (Transport Strategy)				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
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 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, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
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.01.01.04 (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

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of 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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, 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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
CB 03.02.09				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 03.02.10				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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
CB 03.02.14	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 03.02.15* <i>(*Please note that this amendment was not adopted as per the Recommendations of the Chief Executive)</i>	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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB 03.03.03	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 03.03.04	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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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, 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 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

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
					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 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
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
CB.03.04.05	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.03.04.06				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, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 10, EPO 11	
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, EPO 10, EPO 11	Screened out
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB.03.04.24				EPO 1, EPO 2,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
CB.03.04.25				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, EPO 11	Screened out
CB.03.04.29	EPO 1, EPO 2, EPO 10			EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 9, EPO 11	
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.03.04.33				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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 9, EPO 10, EPO 11	
CB.03.04.41	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.03.04.42	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, EPO 10, EPO 11	Screened out
CB.03.04.45				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 10, EPO 11	
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, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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
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.03.05.01	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

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
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 11	EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	Screened out
CB .03.05.04				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

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
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, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 11	
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, EPO 8, EPO 9, EPO 10	Screened out
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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 11	EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10	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).
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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	
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, EPO 8, EPO 9, EPO 11	Screened out
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

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
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, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out
CB 04.03.02	EPO 8			EPO 1, EPO 2,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 3, EPO 4, EPO 5, EPO 6, EPO 7, EPO 9, EPO 10, EPO 11	
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					
CB 05.02.01				EPO 1, EPO 2, EPO 3, EPO 4, EPO 5, EPO 6,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	
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, EPO 7, EPO 8, EPO 9,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 8, 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,	Screened out

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
				EPO 11	
RATHDUFF					
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					

Table 3.4 Summary of the outcome of the SEA Assessment of the Proposed Amendments					
Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
CB 05.04.10.01	EPO 3			EPO 1, EPO 2, EPO 4, EPO 5, EPO 6, EPO 7, EPO 8, EPO 9, EPO 10, EPO 11	Screened out

Public Consultation on the Proposed Amendments

- 3.4.6 The amendments were placed on public display for a further period of public consultation with the addendum to the Environmental Report and the supporting environmental assessments during the month of May 2017.
- 3.4.7 A total 55no. submissions were received on the proposed amendments, including eight from Statutory Bodies. Details of all the submissions received were detailed in the Chief Executive's Report to Members in June 2017. All submissions were summarised in this report and responded to by the Chief Executive. In general the submissions fell in the following categories:
- a. Submissions in support of the specific amendments or proposed new zonings.
 - b. Submissions opposed to specific amendments or new zonings.
 - c. Submissions requesting additional new zonings or changes to the published amendments.
 - d. Submissions requesting immediate zoning of some SLR lands within the District.
 - e. Some of the submissions did not refer to the amendments and were therefore outside of the scope of this part of the process.
- 3.4.8 In terms of the submissions from the Statutory Bodies, the submissions from the Environmental Protection Agency and the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs, were the only two to specifically reference the SEA process.
- 3.4.9 The submissions from the Department of Housing, Planning, Community and Local Government, the Southern Regional Assembly and Department of Education and Skills were generally positive and supportive of the approach taken in the amendments. No changes were proposed to the published amendments in response to these submissions.
- 3.4.10 The submission from the National Transport Agency sought to ensure that plans are modified to reflect the outcome of transport studies which are currently underway / will be completed in the future and to ensure they are consulted in relation to the development strategies for the Urban Expansion areas. The NTA recommend omission of amendments in relation to the Strategic Land Reserve, Outlet Centres and Large Scale Retail Warehousing and seek further detailed consultation

in relation to proposal for a new hospital within the Science Park and proposals in relation to Cork Airport. No changes were proposed to the published amendments in response to this submission.

- 3.4.11 The submission from Transport Infrastructure Ireland (TII) made a number of points about the protection of lands associated with National Road Projects, and the need to protect existing national routes from inappropriate development. TII also recommend omission of the amendments in relation to the Strategic Land Reserve, Outlet Centres and Large Scale Retail Warehousing and sought further clarity in relation to proposals for funding upgraded to the national road network that will be needed to facility private development as TII will not be responsible for same i.e the development contribution scheme. In relation to the Cobh Municipal District, the TII submission commented on the specifics on six individual amendments, seeking further modifications and mapping changes to those amendments to clarify access and other issues of concern from a national roads perspective. No changes were proposed to the published amendments in response to this submission, although it is proposed to include additional non-material text in Section One of the Plan re the protection of national route corridors.
- 3.4.12 The submission from the EPA acknowledges the Councils position with regard to the SEA of the amendments to the plan and comments on the amendments proposed in relation to the flood risk management, the core strategy, infrastructure led development, transport planning, protection of water quality and reminds the Council of the need to assess any future amendments to the plan and prepare the final SEA Statement. No changes were proposed to the published amendments in response to this submission.
- 3.4.13 Please see the Chief Executives Report to Members dated 16th June 2017 for further details of the individual submissions and the Chief Executive's recommendations. The report is available on www.corklocalareaplans.com

Modifications to amendments as recommended by the Chief Executive.

- 3.4.14 Having considered the submissions received in response to the publication of the amendments proposed for the Draft Cobh Municipal District Local Area Plan, 4no. non-material minor modifications to the published amendments were recommended by the Chief Executive.
- 3.4.15 The first, in response to the submission from TII, proposed to insert some additional non-material text into Section One of each plan under the heading of 'Traffic and Transport' as follows:
- 'The Council, in consultation with the Transport Infrastructure Ireland, will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The line of these Route Protection Corridors is shown in Volume 3 LAP Map Browser which is accessible through www.corkcoco.ie'.*
- This change is considered MINOR (non-material) in nature.**
- 3.4.16 The second, in response to a submission from the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs, makes a minor amendment to Policy Objective X-01 for Marino Point, to make a minor non-material modification to the wording of that objective, omitting the specific reference to the upgrading of the R624 and to seek to require improved road access from the N25 to Cobh, subject to full ecological assessment.
- This change is considered MINOR (non-material) in nature.**
- 3.4.17 The third is in response to a submission from O'Flynn Construction, where it is recommended that the phasing numbers be included into Tales 3.3.2 and 3.3.2 of the Plan relating to the development of Dunkettle/Ballinglanna.

This change is considered MINOR (non-material) in nature.

- 3.4.18 The fourth is in response to a submission received from Doyle Shipping and relates to minor modifications to paragraph 3.2.26 to remove a reference to the current Town Development Plan.

This change is considered MINOR (non-material) in nature.

- 3.4.19 Furthermore, 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 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, as the Plan is now proposed not to include Town Council lands, this is not required.
- In Little Island, it was recommended that any residential component should have regard to the Major Accidents Directive Seveso III. This requirement is already addressed in the current County Development Plan 2014 under ZU 5-1, ZU 5-2 and ZU 5-3 and, hence, is not required.
- 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 identified in the Plan is subject to Flood Risk Objective IN-01, requiring any proposal for development to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11 of, Volume 1, of the current County Development Plan 2014 (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 further amendment to CT-C-01 is required.

SEA Assessment of the Proposed Modifications:

- 3.4.20 The SEA screening of the proposed further modifications to the Material Amendments to the Cobh MD Draft Local Area Plan are set out in Appendix A of this report, where it is concluded that the proposed further minor (non-material) modifications will both have a neutral impact.

4 Reasons for choosing the Plan as adopted.

4.1 Introduction

4.1.1 This section of the Environmental Statement describes the different scenarios that were considered by the Council as part of the preparation of the Draft Cobh Municipal District Local Area Plan, and the SEA process, and the reasons for choosing the plan as adopted, in the light of the reasonable alternatives dealt with in accordance with Article 9 of the Directive.

4.2 Context for considering Alternatives

4.2.1 Three alternative scenarios were considered as part of the preparation of the Draft Local Area Plan. As a Local Area Plan is at the lower end of the statutory plan hierarchy, and the Planning Acts require a Local Area Plan to be consistent with the objectives of the Development Plan, its core strategy and any regional spatial and economic strategy that applies to the area, the scope for considering alternatives is very limited as the key parameters have already been determined by the higher level plans.

4.2.2 In Cork, 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. 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. In this context the key aims of the Local Area Plan support the continuation of this approach, seeking sustainable patterns of growth in urban and rural areas.

4.2.3 Cobh MD has an extensive urban structure comprising towns and villages. The Cobh Municipal District Local Area Plan provides 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. The overall population target of the District has already been set by the County Development Plan. The scenarios considered in preparing the Plan have therefore been prepared in this context. The overall level of growth allocated to the Municipal District is the same for each scenario, in line with the Core Strategy in the County Development Plan. The scenarios look at options for development within the MD. Scenarios which would be inconsistent with this approach, by increasing or reducing the overall level of growth within the MD for example, have not been considered.

4.2.4 The Scenarios considered for the Cobh Municipal District were as follows:

- **Scenario 1 Public Transport.**
- **Scenario 2 Employment Towns.**
- **Scenario 3 Balanced Growth.**

4.2.5 The scenarios are discussed further below.

SEMPRe

4.2.6 The assessment of the alternative scenarios was also informed by the SEMPRE Settlement Sustainability project for Cork which 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

**Strategic Environmental Assessment Statement
Cobh MD Local Area Plan**

indicators, (Table 4.1) 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 4.2 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 4.1: 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 4.2: 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
Macroon	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
Dunmanway	37.8	3	1,585
Castletownbere	37.7	3	912
Millstreet	36.7	3	1,574
Kanturk	35.3	3	2,263

- 4.2.7 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.
- 4.2.8 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.
- 4.2.9 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.
- 4.2.10 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. The results of the Study have informed the consideration of alternative scenarios for development in the formulation of the local area plan.

4.3 Description of Alternatives

- 4.3.1 The Scenarios considered for the Cobh Municipal District were as follows:

Scenario 1: Public Transport

- 4.3.2 This scenario seeks to focus a greater proportion of development in a smaller number of settlements to enhance the viability of bus and rail 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.
- 4.3.3 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.
- 4.3.4 In Cobh Municipal District, this scenario concentrates growth in fewer settlements, 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 primarily bus and suburban rail based public transport and growth in rural areas is curtailed.

Environmental Impacts of Scenario 1

- 4.3.5 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.

- 4.3.6 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.
- 4.3.7 Investment in infrastructure in the main growth centres can be more targeted, potentially leading to better quality provision/ design solutions/ economies of scale.
- 4.3.8 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 towns 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

- 4.3.9 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.
- 4.3.10 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.
- 4.3.11 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 4.3: 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.

- 4.3.12 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

- 4.3.13 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.
- 4.3.14 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 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 possibly 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.
- 4.3.15 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

- 4.3.16 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.
- 4.3.17 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.4.4: 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

- 4.3.18 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.
- 4.3.19 In the Cobh MD, the majority of the growth is assigned to Carrigtwohill, Monard and the North Environs, followed by Glanmire and Cobh with more modest growth in the other towns, villages and rural areas.

Environmental Impacts

- 4.3.20 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.

- 4.3.21 Focusing population growth across the settlement network will necessitate significant investment in water services infrastructure.
- 4.3.22 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.
- 4.3.23 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

- 4.3.24 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.
- 4.3.25 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 4.5: 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

4.4 Assessment of alternatives against the EPOs.

- 4.4.1 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 Table 4.6 below together with a matrix assessment of each scenario.
- 4.4.2 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.

Table 4.6: 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 Cobh Municipal District so people have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.</p>	<ul style="list-style-type: none"> • Deliver on the population target for the Municipal District, especially in the main towns. • Promote the economic development of the area. • Co-ordinate new housing development and the delivery of social and community infrastructure. • Decrease journey time and distance travelled to work during the lifetime of the plan. • All large scale housing development to be accompanied by a Design Statement. 	<ul style="list-style-type: none"> • Significant change in the population of the main towns. • Distance and mode of transport to work / school.
<p>Human Health (HH)</p> <p>EPO 2: To protect and enhance human health and manage hazards or nuisances arising from traffic and incompatible land uses.</p>	<ul style="list-style-type: none"> • Avoid incompatible development near SEVESO sites or IPPC licensed sites • Ensure new development is well served with community facilities and facilitates including walking and cycling routes. 	<ul style="list-style-type: none"> • Number of planning permissions granted within the consultation distance of Seveso sites/IPPC facilities. • Number of new primary health care/schools/ crèches/ community facilities provided. • Amount of (Km) new cycle ways provided.
<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. 	<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

Table 4.6: List of Environmental Protection Objectives, Targets and Indicators

Environmental Protection Objective	Targets	Indicators
including the ecological corridors between them.	<ul style="list-style-type: none"> • Implement the actions of the Cork County Biodiversity Action Plan. • Establish a Green Infrastructure Strategy for the County. • Protect habitats from invasive species. 	<ul style="list-style-type: none"> • HDA process identified potential for impacts. • 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>	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Number of brownfield sites that have been redeveloped. • Volume of construction and demolition waste recycled. • Reduction in number of vacant and derelict buildings.
<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>	<ul style="list-style-type: none"> • 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 licence. 	<ul style="list-style-type: none"> • Trends in classification of overall status of surface water under Surface Water Regulations 2009 (SI No 272 of 2009) • Trends in Classification of Bathing Waters as set by Directive 2006/7/EC. • Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.

Table 4.6: List of Environmental Protection Objectives, Targets and Indicators

Environmental Protection Objective	Targets	Indicators
	<ul style="list-style-type: none"> • Encourage future population growth in areas served by urban waste water treatment plants and public water supplies. 	<ul style="list-style-type: none"> • Number of households served by urban waste water treatment plants/ septic tanks/ individual WWTP or other systems. • Number of households served by public water supplies. • Percentage of water unaccounted for.
<p>Air Quality and Climate Factors (AQ/C)</p> <p>EPO 6: Protect and improve air quality.</p> <p>EPO 7: Contribute to mitigation of, and adaptation to, climate change.</p>	<ul style="list-style-type: none"> • Ensure air quality monitoring results are maintained within appropriate emission limits. • Increase modal shift in favour of public transport, walking and cycling. • Encourage production and use of renewable energy. • Encourage energy efficiency in building design and construction. • Provide flood protection measures where appropriate. • Avoid inappropriate development in areas of flood risk. 	<ul style="list-style-type: none"> • Trends in Air Quality monitoring data. • Percentage of population travelling to work by public transport, walking or cycling. • Number of wind turbines permitted. • Number of developments permitted within areas at risk of flooding.
<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>	<ul style="list-style-type: none"> • No loss of, or adverse impact on, the fabric or setting of monuments on the Record of Monuments (RMP). • No loss of, or adverse impact on, the architectural heritage value or setting of protected structures. • No loss of, or adverse impact on, structures recorded on the National Inventory of Architectural Heritage. 	<ul style="list-style-type: none"> • Loss of, or adverse impact on, monuments on the Record of Monuments (RMP). • Loss of, or adverse impact on, protected structures included on the RPS or structures included on the NIAH.

Table 4.6: List of Environmental Protection Objectives, Targets and Indicators

Environmental Protection Objective	Targets	Indicators
	<ul style="list-style-type: none"> • Implement the Cork County Heritage Plan. 	
<p>Landscape (L)</p> <p>EPO 9: Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.</p>	<ul style="list-style-type: none"> • No large scale development permitted in areas of high landscape value. 	<ul style="list-style-type: none"> • Number of large scale developments permitted in areas of high landscape value.
<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>	<ul style="list-style-type: none"> • Develop the road, rail and public transport infrastructure of the county to facilitate sustainable growth and travel patterns. • Ensure appropriate water services infrastructure is delivered in areas targeted for population growth. • Protect and optimise the use of the existing building stock. • 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. 	<ul style="list-style-type: none"> • New critical infrastructural projects completed (projects identified by the CDP).
<p>Flooding (F)</p> <p>EPO 11: Protect flood plains and areas at risk of flooding from inappropriate development.</p>	<ul style="list-style-type: none"> • No inappropriate development permitted in areas at risk of flooding. • All applications in areas at risk to be accompanied by detailed flood risk assessment. 	<ul style="list-style-type: none"> • Number and nature of developments permitted in areas at risk

4.4.3 The findings of the assessment of the alternatives against the EPOs are set out in Table 4.7 below.

Table 4.7: 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, 11
Scenario 2	EPO 2, 6, 7, 10	EPO 1, 3, 5		EPO 4, 8, 9, 11
Scenario 3	EPO 1, 2, 6, 7, 10	EPO 3, 5		EPO 4, 8, 9, 11

4.5 Preferred scenario.

4.5.1 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.

5 Monitoring

5.1 Scope of SEA Monitoring

- 5.1.1 The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify, at an early stage, unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring also allows for the cross checking of the significant environmental effects which arise during the implementation stage, against those predicted during the Plan Preparation Stage. In addition, monitoring can also play an important role in assessing whether the Local Area Plan is achieving its environmental objectives and targets, whether these need to be re-examined, and whether the proposed mitigation measures are being implemented.
- 5.1.2 Table 5.1. details the environmental protection objectives, targets and indicators included in the Environmental Report, which will form the basis for the monitoring of any significant environmental effects, and the likely source of information for the monitoring data.

Table 5.1: Monitoring of the Significant Environmental Effects.			
Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
<p>Population (P)</p> <p>EPO 1: To ensure the sustainable development of Cobh Municipal District so people have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.</p>	<ul style="list-style-type: none"> • Deliver on the population target for the Municipal District, especially in the main towns. • Promote the economic development of the area. • Co-ordinate new housing development and the delivery of social and community infrastructure. • Decrease journey time and distance travelled to work during the lifetime of the plan. • All large scale housing development to be accompanied by a Design Statement. 	<ul style="list-style-type: none"> • Significant change in the population of the main towns. • Distance and mode of transport to work / school. 	<ul style="list-style-type: none"> • Changes in population levels – available from CSO. • Number of houses built across the settlement network / in rural areas - available via Odyssey. • The change in modal share / distance travelled to work over the Plan period – available from CSO. • The change in the level and frequency of public transport services at a settlement level – may be available from NTA / local transport providers. • Change in the number of jobs in an area- available from CSO.

Table 5.1: Monitoring of the Significant Environmental Effects.

Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
			<ul style="list-style-type: none"> • Scale of development permitted in villages - available via Odyssey.
<p>Human Health (HH)</p> <p>EPO 2: To protect and enhance human health and manage hazards or nuisances arising from traffic and incompatible land uses.</p>	<ul style="list-style-type: none"> • Avoid incompatible development near SEVESO sites or IPPC licensed sites • Ensure new development is well served with community facilities and facilitates including walking and cycling routes. 	<ul style="list-style-type: none"> • Number of planning permissions granted within the consultation distance of Seveso sites/IPPC facilities. • Number of new primary health care/schools/ crèches/ community facilities provided. • Amount of (Km) new cycle ways provided. 	<ul style="list-style-type: none"> • This information is capable of being abstracted from the planning register. • This information is capable of being abstracted from the planning register. • This information would need to be collated from other departments within the Council.
<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, including the ecological corridors between them.</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 the Cork County Biodiversity Action Plan. • Establish a Green 	<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. • Reduction in the quantum of greenfield land in the county as 	<ul style="list-style-type: none"> • This information is capable of being abstracted from the planning register / odyssey system. • This information may be available from the planning register/ odyssey system.

Table 5.1: Monitoring of the Significant Environmental Effects.

Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
	<p>Infrastructure Strategy for the County.</p> <ul style="list-style-type: none"> • Protect habitats from invasive species. 	<p>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.</p> <ul style="list-style-type: none"> • Number of actions achieved in Biodiversity Action Plan • Progress on Green Infrastructure strategy 	<ul style="list-style-type: none"> • This information is available from the Council’s Heritage Officer. • This information will be available from within the Council.
<p>Soil (S)</p> <p>EPO 4: Protect the function and quality of the soil resource in the Cobh Municipal District.</p>	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Number of brownfield sites that have been redeveloped. • Volume of construction and demolition waste recycled. • Reduction in number of vacant and derelict buildings. 	<ul style="list-style-type: none"> • This information is not currently readily available but may be available from Odyssey in the future. • This information may be available from the Environment Section. • This information is not currently readily available but could be obtained via survey work.
<p>Water (W)</p> <p>EPO 5: Maintain and improve the quality of water resources and improve the management and sustainable use of</p>	<ul style="list-style-type: none"> • To achieve at least ‘good’ status in all bodies of surface waters (lakes rivers, transitional and coastal waters). 	<ul style="list-style-type: none"> • Trends in classification of overall status of surface water under Surface Water Regulations 2009 (SI No 272 of 2009) 	<ul style="list-style-type: none"> • This information is not readily available but may be available from EPA.

Table 5.1: Monitoring of the Significant Environmental Effects.

Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
<p>these resources to comply with the requirements of the WFD.</p>	<ul style="list-style-type: none"> • 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 licence. • Encourage future population growth in areas served by urban waste water treatment plants and public water supplies. 	<ul style="list-style-type: none"> • Trends in Classification of Bathing Waters as set by Directive 2006/7/EC. • Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC. • Number of households served by urban waste water treatment plants/ septic tanks/ individual WWTP or other systems. • Number of households served by public water supplies. • Percentage of water unaccounted for. 	<ul style="list-style-type: none"> • This information is not readily available but may be available from EPA. • This information is not readily available but may be available from EPA. • Available from the CSO. • Available from the CSO. • This information may be available from Irish Water.
<p>Air Quality and Climate Factors (AQ/C)</p> <p>EPO 6: Protect and improve air quality.</p> <p>EPO 7: Contribute to mitigation of, and adaptation to, climate change.</p>	<ul style="list-style-type: none"> • Ensure air quality monitoring results are maintained within appropriate emission limits. • Increase modal shift in favour of public transport, walking and cycling. • Encourage production and use of renewal energy. • Encourage energy 	<ul style="list-style-type: none"> • Trends in Air Quality monitoring data. • Percentage of population travelling to work by public transport, walking or cycling. • Number of wind turbines permitted. 	<ul style="list-style-type: none"> • Information may be available from EPA. • Data can be extracted from the Census . • This information may be available from the planning register/ odyssey system.

Table 5.1: Monitoring of the Significant Environmental Effects.

Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
	<p>efficiency in building design and construction.</p> <ul style="list-style-type: none"> • Provide flood protection measures where appropriate. • Avoid inappropriate development in areas of flood risk. 	<ul style="list-style-type: none"> • Number of developments permitted within areas at risk of flooding. 	<ul style="list-style-type: none"> • This information may be available from the planning register/ odyssey system
<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>	<ul style="list-style-type: none"> • No loss of, or adverse impact on, the fabric or setting of monuments on the Record of Monuments (RMP). • No loss of, or adverse impact on, the architectural heritage value or setting of protected structures. • No loss of, or adverse impact on, structures recorded on the National Inventory of Architectural Heritage. • Implement the Cork County Heritage Plan. 	<ul style="list-style-type: none"> • Loss of, or adverse impact on, monuments on the Record of Monuments (RMP). • Loss of, or adverse impact on, protected structures included on the RPS or structures included on the NIAH. 	<ul style="list-style-type: none"> • This information may be available from the Odyssey system. • This information may be available from the Odyssey system.
<p>Landscape (L)</p> <p>EPO 9: Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes</p>	<ul style="list-style-type: none"> • No large scale development permitted in areas of high landscape value. 	<ul style="list-style-type: none"> • Number of large scale developments permitted in areas of high landscape value. 	<ul style="list-style-type: none"> • This information is capable of being abstracted from the planning register.

Table 5.1: Monitoring of the Significant Environmental Effects.

Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
in County Cork.			
<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>	<ul style="list-style-type: none"> • Develop the road, rail and public transport infrastructure of the county to facilitate sustainable growth and travel patterns. • Ensure appropriate water services infrastructure is delivered in areas targeted for population growth. • Protect and optimise the use of the existing building stock. • 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. 	<ul style="list-style-type: none"> • New critical infrastructural projects completed (projects identified by the CDP). 	<ul style="list-style-type: none"> • Delivery of the Critical Infrastructure required as identified in the County Development Plan (Tables 15.1 and 15.2) will be monitored under the monitoring process for the County Development Plan.
<p>Flooding (F)</p> <p>EPO 11: Protect flood plains and areas at risk of flooding from</p>	<ul style="list-style-type: none"> • No inappropriate development permitted in areas 	<ul style="list-style-type: none"> • Number and nature of developments permitted in areas 	<ul style="list-style-type: none"> • This information is capable of being abstracted from the

Table 5.1: Monitoring of the Significant Environmental Effects.

Environmental Protection Objective	Targets	Indicators	Monitoring Provision and Source
inappropriate development.	at risk of flooding. • All applications in areas at risk to be accompanied by detailed flood risk assessment.	at risk	planning register / Odyssey System.

5.2 Monitoring of the Local Area Plan

- 5.2.1 While the Planning Acts require Planning Authorities to “take such steps within its powers as may be necessary for securing the objectives of the Development Plan”, and the Chief Executive of the planning authority is required, not more than 2 years after the making of a Development Plan, to give a report to the elected members of the planning authority on the progress achieved in securing the objectives of the Development Plan, there are no such requirements in relation to a Local Area Plan.
- 5.2.2 Nonetheless, given that the Local Area Plans are a key instrument for the implementation of the County Development Plan objectives, in particular the Core Strategy, it is very important that progress in the implementation of the Local Area Plans is monitored to facilitate the identification of any issues concerning implementation.
- 5.2.3 The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Local Area Plans, mainly through the development management function. It is important to note however, that implementation of the Local Area Plan objectives also require inputs from other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain Plan objectives may be external, such as Transport Infrastructure Ireland, the National Transport Authority or Irish Water etc.
- 5.2.4 A possible list of key indicators for Monitoring was set out Appendix F of the Cork County Development Plan. Some or all of these indicators will be used to monitor the Local Area Plans, subject to adequate resources being available. Sources of data from other organisations (TII, NTA, IW, ESRI, NESC and the CSO etc) which is readily available will also be used where appropriate to assess progress in implementing the Plan. Some of the data required for monitoring will be obtained from other departments within the Council.
- 5.2.5 A monitoring strategy based on the Odyssey Planning Application Management System is currently being developed and it is intended that this will provide the main source of data along with other in-house initiatives such as a Housing Land Availability Study, to monitor the Plan. In addition to the indicators being monitored for SEA purposes the other key areas for monitoring include the pace of development across all settlements / rural areas and sectors (residential, business/ industrial, retail, community etc.) and the associated rate of take-up of zoned land, the density of permitted housing developments and the location and type of houses being built etc., as outlined in Appendix F of the County Development Plan.

Appendix A

SEA Screening of the Proposed Further Modifications to the Material Amendments to the Draft Local Area Plan.

SEA Screening of the Proposed Further Modifications to the Material Amendments to the Draft Local Area Plan.

The Proposed Material Amendments to the Draft Local Area Plan were placed on public display for a further period of public consultation with the addendum to the Environmental Report and the supporting environmental assessments from the 2nd to the 30th May 2017.

A total of 55no. submissions were received on the Material Amendments. These included submissions from members of the public and statutory consultees. Details of all the submissions received were detailed in the Chief Executive's Report to Members in June 2017. All submissions were summarised in this report and responded to by the Chief Executive.

That report also proposed four further non-material minor modifications as follows:

1. The first, in response to the submission from TII, proposed to insert some additional non-material text into Section One of each plan under the heading of 'Traffic and Transport' as follows:

'The Council, in consultation with the Transport Infrastructure Ireland, will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The line of these Route Protection Corridors is shown in Volume 3 LAP Map Browser which is accessible through www.corkcoco.ie'.

SEA Screening Conclusion:

Proposed further minor modifications will have a neutral impact as it does not involve any new material and is partly a restatement of objective TM 3-1 (National Road Network) from the Cork County Development Plan 2014 which was also subject to its own environmental assessments.

2. The second, in response to a submission from the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs, makes a minor amendment to Policy Objective X-01 for Marino Point, to make a minor non-material modification to the wording of that objective, omitting the specific reference to the upgrading of the R624 and to seek to require improved road access from the N25 to Cobh, subject to full ecological assessment.

SEA Screening Conclusion:

Proposed further minor modification is considered minor as it does not involve any new material and is partly a restatement of objective TM 3-2 (Regional & Local Roads) from the Cork County Development Plan 2014 which was also subject to its own environmental assessments.

3. The third is in response to a submission from O'Flynn Construction, where it is recommended that the phasing numbers be included into Tales 3.3.2 and 3.3.2 of the Plan relating to the development of Dunkettle/Ballinglanna.

SEA Screening Conclusion:

Proposed further modification is considered minor as it does not involve any new material and does not increase the number of units proposed within this scheme, the objectives of which have already been screened as per Section 6 of the Environment Report for the Cobh MD Local Area Plan, November 2016.

4. The fourth is in response to a submission received from Doyle Shipping and relates to minor modifications to paragraph 3.2.26 to remove a reference to the current Town Development Plan.

SEA Screening Conclusion:

Proposed further modification will have a neutral impact.

Furthermore, 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 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, as the Draft Plan is now proposed not to include Town Council lands, this is not required.
- In Little Island, it was recommended that any residential component should have regard to the Major Accidents Directive Seveso II. This requirement is already addressed in the current County Development Plan under ZU 5-1, ZU 5-2 and ZU 5-3 and, hence, is not required.
- 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 is 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 further amendment to CT-C-01 is required.

Conclusion:

Proposed further modifications will have a neutral or positive impact.

Habitats Directive Screening Report

Table of Contents

<i>Sub-Section</i>	<i>Page No.</i>
1 INTRODUCTION	88
1.1 CONTEXT	88
1.2 SUMMARY OF THE HABITATS DIRECTIVE ASSESSMENT PROCESS	89
1.3 HOW THIS REPORT WAS PREPARED	90
1.4 DATA SOURCES, GAPS AND LIMITATIONS	91
1.5 SCREENING METHODOLOGY	91
2 DESCRIPTION OF THE PLAN AREA AND PLAN	91
2.1 SECTION 1 INTRODUCTION	92
2.2 SECTION 2 LOCAL AREA STRATEGY	93
2.3 SECTION 3 MAIN TOWNS	93
2.4 SECTION 4 KEY VILLAGES	93
2.5 SECTION 5 VILLAGES, VILLAGE NUCLEI AND OTHER LOCATIONS	93
2.6 SECTION 6 PUTTING THE PLAN INTO PRACTICE	93
3 IDENTIFICATION OF NATURA 2000 SITES SUBJECT TO SCREENING	94
4 SUMMARY OF SCREENING ASSESSMENT	100
4.1 DRAFT PLAN STAGE	103
4.2 PROPOSED AMENDMENTS STAGE	108
4.3 FINAL CHANGES TO PLAN	111
5 HABITATS DIRECTIVE SCREENING CONCLUSION STATEMENT	113
6 REFERENCES	118
6.1 CORK COUNTY COUNCIL DOCUMENTS	118
6.2 NPWS SITE DATA	119
6.3 OTHER REFERENCES	119

1 Introduction

1.1 Context

This is the Habitats Directive Screening Report for the Cobh Municipal District Local Area Plan as adopted on 24th July 2017. In accordance with requirements of Articles 6(3) of the Habitats Directive as transposed into Part XAB of the Planning and Development (Amendment) Act 2010 (and subsequent amendments), the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (known as Natura 2000 sites or European sites¹), must be assessed as an integral part of the process of drafting the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.

Habitats Directive Assessment is an iterative process which is intended to run parallel to and inform 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 to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.

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 reports which are produced for each stage of the plan making process.

This report represents the final stage of the Habitats Directive Screening Assessment for the Cobh Municipal District Local Area Plan. It summarises how ecological considerations relating to the Natura 2000 network were integrated into each phase of the plan making process and contains a Habitats Directive Screening Conclusion Statement. This report should be read in conjunction with the Cobh Municipal District Local Area Plan, 2017 as adopted on 24th July 2017. Regard should also be had to

- the Habitats Directive Screening Report for the Draft Cobh Municipal District Local Area Plan (November 2016); and to
- the Habitats Directive Assessment Report for the Proposed Amendments to the Cobh Municipal District Local Area Plan (May 2017).

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

Regard should also be had to the Environmental Report for the draft Cobh Municipal District Local Area Plan (November 2016), and to the Strategic Environmental Assessment Statement for the Cobh Municipal District Local Area Plan (July 2017). A full list of all relevant planning documents is set out in the reference section of this document.

1.2 Summary of the Habitats Directive Assessment Process

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

Article 6(4) of the Directive sets out procedures to allow the adoption and implementation of plans despite a finding of adverse effects on one or more European sites.

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 identify two further assessment stages which must be completed if it is determined that a plan must proceed for imperative reasons of overriding public interest, despite a finding that it will have adverse effects on the integrity of one or more European sites. These procedures can only be invoked where it has been shown that there are no alternative ways to implement the plan which avoid adverse effects on the integrity of one or more European sites. They are set out 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 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

In circumstances where it has been demonstrated that a plan must proceed for imperative reasons of overriding public interest (IROPI), and where it has been shown that there are no alternatives, compensatory measures must be put in place in advance of the implementation of the plan/project which ensure the coherence of the Natura 2000 network. Compensatory measures must compensate for the expected impact on the site. 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, Regional, Rural and Gaeltacht Affairs must be consulted.

1.3 How this Report Was Prepared

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.

1.4 Data Sources, Gaps and Limitations

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

1.5 Screening Methodology

EU Guidelines (2001) set out a process for screening landuse plans, which involves four main steps as follows:

- Provide a description of the proposed plan.
- Identify relevant Natura 2000 sites, and compile information on their qualifying interests and conservation objectives.
- Identify the potential effects of the plan on the identified Natura 2000 sites.
- Assess the significance of any effects on identified Natura 2000 sites, having regard to potential for 'in combination' effects.

This process is applied to all proposed plans or projects except those which are directly connected with the necessary management of a Natura 2000 site or sites. This report follows the steps set out above.

2 Description of the Plan Area and 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 settlements of Cobh, Carrigtwohill, Glanmire, the North City Environs and Little Island 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 District Areas



2.1 Section 1 Introduction

The Cobh Municipal District Local Area Plan is a strategic plan identifying where development is to be directed and how/where supporting infrastructure is to be provided within the plan area. The population targets for settlements within the district follow those set in the County Development Plan (2014). The plan identifies where development is proposed to be located through its zoning maps and corresponding policy objectives.

Section 1 of the plan sets out the overall plan context and the overall approach/key policies that will influence the preparation of the plan namely the:

- Role of the Cork County Development Plan 2014
- Approach to Town Development Plans
- Special Policy Area Framework Masterplans
- Settlement Network
- Infrastructure
- Water Services
- Development Contributions
- Regeneration Areas
- Flood Risk Assessment and Management
- Quality in Urban Design

- Green Belts around Towns
- Strategic Land Reserve and Active Land Management
- Environmental Assessments including:
 - Strategic Environmental Assessment,
 - Strategic Flood Risk Assessment and
 - Habitats Directive Assessment

2.2 Section 2 Local Area Strategy

This section sets out the overall strategy for the Cobh Municipal District. It sets out the housing requirements and zoned housing land supply for each of the main towns, sets out the appropriate scale of growth within the village network and the current infrastructure position for all the main towns and smaller settlements within the settlement network. It assesses the current employment position in the Municipal District and identifies the environment and heritage assets within the area. The primary message is that sufficient land has been provided to meet population targets but that infrastructure remains a key constraint to delivering on those targets.

2.3 Section 3 Main Towns

The purpose of this section is to set out the policies and objectives including land use zoning maps for the six Main Towns of Cobh, Carrigtwohill, Glanmire, Monard, Cork North Environs and Little Island in the Cobh Municipal District. Where appropriate, Regeneration Areas have also been identified. This section of the plan sets out proposals for population growth and other development objectives for the main towns.

2.4 Section 4 Key Villages

There are three key villages in the Cobh Municipal District Carrignavar, Glenville and Glounthaune. This section of the plan sets out proposed scale of growth and other development objectives for each of these main villages over the lifetime of the plan.

2.5 Section 5 Villages, Village Nuclei and Other Locations

There are five villages, three village nuclei and twelve other locations in the Cobh Municipal District. The villages are Whitechurch, Kerry Pike, Upper Glanmire, Knockraha and Killeens. The village nuclei are Ballymore/Walterstown, Caherlag and Rathduff. The other locations are Bottlehill, Killard, Whites Cross, Templemichael, Rathcooney, Clogheen, Marino Point, Belvelly, Carrigaloe, Fota Island, Haulbowline Island and Spike Island. This section of the plan sets out proposed scale of growth and other development objectives for each of settlements over the lifetime of the plan.

2.6 Section 6 Putting the Plan into Practice

This section of the plan assigns responsibility for the implementation of plan policies to various agencies including the Local Authority. It also sets out the expected timeframes for the delivery of

physical and social infrastructure, including the assignment of plan priorities and funding streams necessary to secure key development objectives. It also outlines the approach to monitoring and how the plan will inform other plans within its functional area.

3 Identification of Natura 2000 Sites Subject to Screening

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 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. All relevant sites are identified in **Figure 2**.

Figure 2 Natura Sites Subject to Screening

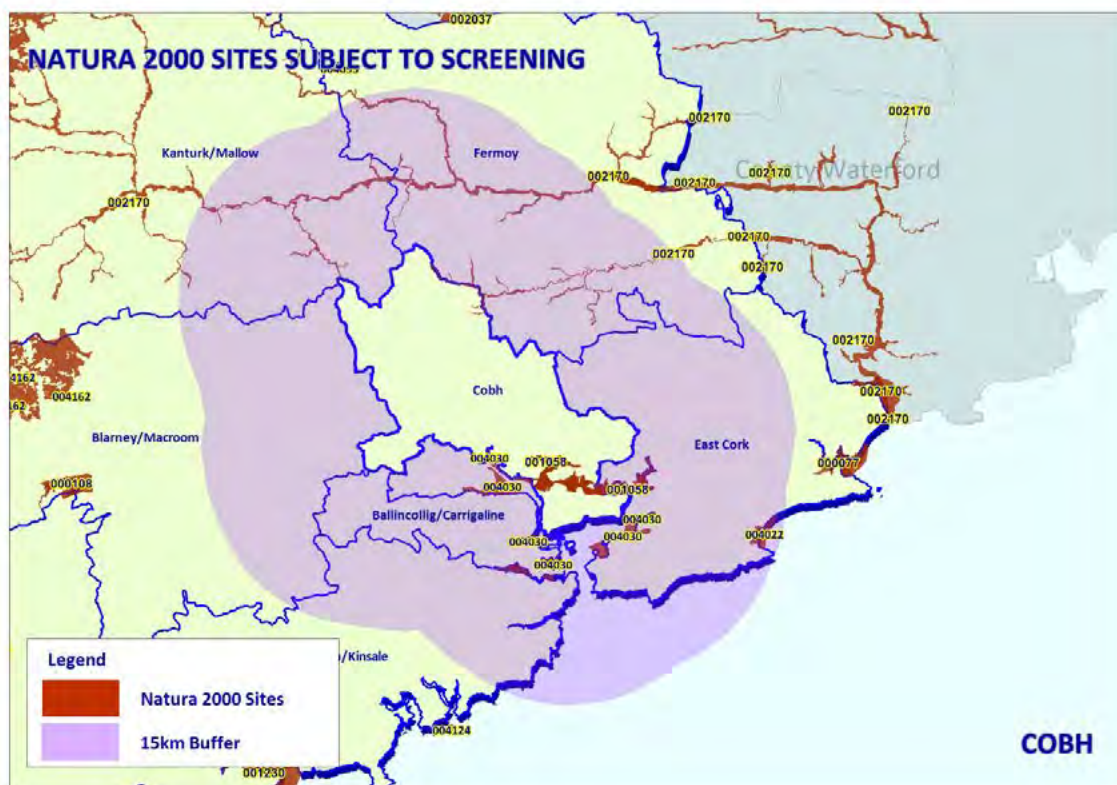


Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
1058	Great Island Channel SAC	<p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]</p>	<p>To maintain the favourable conservation condition of the following habitats for which the Great Island Channel SAC is designated:</p> <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> Atlantic salt meadows (<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 6 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>Ranunculion 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</i> 	<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

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p><i>glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <ul style="list-style-type: none"> • <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) [1103] • <i>Salmo salar</i> (Salmon) [1106] • <i>Lutra lutra</i> (Otter) [1355] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<p>colonising mud and sand [1310]</p> <ul style="list-style-type: none"> • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion 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] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</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 31 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] 	To maintain the favourable conservation condition of the following bird species in Ballycotton Bay SPA:

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • 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] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Wetland and Waterbirds [A999] 	<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] • 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 26 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] 	<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]

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • 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] • 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] 	<ul style="list-style-type: none"> • 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] • 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 16 2014 which are available at www.NPWS.ie</p>
4094	River Blackwater	<ul style="list-style-type: none"> • Whooper Swan (<i>Cygnus cygnus</i>) [A038] 	To maintain or restore the

Table 1: Natura 2000 Sites Subject to Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
	Callows SPA	<ul style="list-style-type: none"> • 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>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</p> <ul style="list-style-type: none"> • 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 <p>as set out in the Conservation Objectives for the Blackwater Callows SPA which are available at www.NPWS.ie</p>

4 Summary of Plan Making and Screening Assessment

A summary of the plan making process including the timelines which were followed is set out in **Table 2** below. Details of the Habitats Directive screening assessments and outcomes completed at each stage of the plan making process are set out in sections 4.1-4.3.

Table 2: Summary of Plan Making Process Incorporating Habitats Directive Assessment

Date	Stage	How issues relating to biodiversity and the protection of the Natura 2000 network were considered.
2015	<p>Council prepared a consultation document (Section 20(1) Consultation Document) which identified the critical choices to be made to facilitate the future development of the main settlements within the Municipal District.</p> <p>This document proposed specific approaches to zoning and rezoning and provision of required infrastructure to support development within the main towns and other settlements.</p>	
December 2015- January 2016	<p>Council published first consultation document (Section 20(1) Consultation Document).</p> <p>Submissions on this document were invited from the public between 14th December 2015 to Monday 25th January 2016.</p> <p>A total of 97 submissions were made in respect of the preliminary consultation document, including a number which raised issues in relation to the protection of natural heritage resources generally at a county wide level.</p>	<p>A number of the submissions raised issues relating to the protection of Natura 2000 sites and biodiversity generally at county level. There were no submissions which raised plan area specific issues relating to biodiversity or Habitats Directive Assessment.</p>
January – November 2016	<p>Council prepared the draft Cobh MD Local Area Plan taking account of the public submissions made during the first public consultation process.</p> <p>The linkage between the Cobh MD LAP and the Cork County Development Plan is described in Section 1.6 of the draft Plan, where it is stated that the Local Area Plan must be consistent with the objectives of the</p>	<p>Prior to publication, the draft plan was screened to determine whether its objectives could have the potential to give rise to significant impacts on the Natura 2000 network. The results of the assessment were compiled into the Habitats Directive Screening Report for the draft Plan (November 2016). The Habitats Directive Screening Report included recommendations that a</p>

Table 2: Summary of Plan Making Process Incorporating Habitats Directive Assessment

Date	Stage	How issues relating to biodiversity and the protection of the Natura 2000 network were considered.
	<p>Cork County Development Plan. This includes those objectives relating to the protection of heritage, green Infrastructure and the environment.</p> <p>Section 1.8 of the plan clarifies the Councils commitments in relation to completion of Strategic Environmental Assessment, Appropriate Assessment and Environmental Impact Assessment as appropriate.</p> <p>Local Area Strategy Objective LAS-01 commits to the provision of appropriate water and waste water infrastructure within the MD area to ensure that the proposed growth can be facilitated without having negative impacts on Natura 2000 sites, commits the Planning Authority to providing protection to sites designated for nature conservation, protected species and to the protection of features of the landscape which function as ecological corridors. The objective sets out the Local Authorities obligations in respect of Habitats Directive Assessment.</p> <p>The natural heritage resources of the Municipal District are described in summary in Section 2.6 of the report.</p>	<p>number of modifications to be made to the plan to ensure compliance with the Habitats and Birds Directives.</p>
November 2016 – January 2017	<p>The draft plan was published and put on public display on the 16th November 2016.</p> <p>Submissions were invited to be made on the draft plan extending to 16th January 2017.</p>	<p>The Habitats Directive Screening Report was also published and made available for public consultation during this period.</p>
January-April 2017	<p>A total of 244 submissions were received in relation to the draft plan including 4 made in respect of Habitats Directive Assessment or biodiversity issues generally at a County wide level and a small number made in respect of plan specific issues concerning protection of</p>	<p>The proposed amendments as agreed by Council Members, were subject to Habitats Directive screening assessment process. A Habitats Directive Screening Report was prepared in respect of same.</p>

Table 2: Summary of Plan Making Process Incorporating Habitats Directive Assessment

Date	Stage	How issues relating to biodiversity and the protection of the Natura 2000 network were considered.
	<p>biodiversity or wildlife.</p> <p>All submissions were reviewed and considered by the planning policy team. The submissions were summarised in the Chief Executive’s Report (published 6th March).</p> <p>The Chief Executive’s Report included recommendations to Council Members as to what amendments should be made to the plan. These recommendations related to amendments arising from consideration of submissions made by members of the public and statutory authorities, amendments arising from the SEA and Habitats Directive screening of the draft plan, as well as amendments proposed to correct errors or omissions identified following publication of the draft plan.</p> <p>Council Members proposed the making of 163 amendments to the plan following consideration of the Chief Executive’s Report.</p>	<p>None of the proposed amendments as published were identified to be likely to pose a possible risk of impact on any Natura 2000 site.</p>
May 2017	<p>Proposed amendments to the Draft Plan were published.</p> <p>Submissions were invited to be made on the proposed amendments between 2nd and 30th May 2017.</p>	<p>The Habitats Directive Screening Report for the proposed amendments was published and made available for public consultation during this period.</p>
June – July 2017	<p>A total of 55 submissions were received in relation to the proposed amendments including one submission which raised plan specific issues relating to Habitats Directive Assessment (submissions from the Department of Arts, Heritage, Rural, Regional and Gaeltacht Affairs (DoAHRRGA).</p> <p>Issues raised in the submissions received in relation to the proposed amendments were</p>	<p>The modifications which were proposed to be made to the amendments were screened to determine whether these had implications for the Natura 2000 network. In addition, consideration was given to the amendments recommended to be excluded, to determine whether their omission from the plan could have negative consequences for any Natura 2000 site.</p>

Table 2: Summary of Plan Making Process Incorporating Habitats Directive Assessment

Date	Stage	How issues relating to biodiversity and the protection of the Natura 2000 network were considered.
	<p>summarised in the Chief Executive's (Section Report (published June 16th) with recommendations in relation to same.</p> <p>A number of minor modifications were recommended to be made to amendments of the plan arising from a review of the submissions, including a modification to address an issue raised by the DoAHRGA. It was also recommended by the CE that a number of amendments would be excluded from the plan.</p>	<p>No implications for the Natura 2000 network were identified in relation to any of the recommendations which were contained in the Chief Executive's Report of June 16th.</p> <p>The conclusions of the screening assessment in respect of all final changes made to the plan are contained in this report (Section 4.3).</p>
24 th July 2017	<p>Council Members resolved to make the Cobh Municipal District Local Area Plan incorporating all, bar one (CB.03.02.15) of the proposed amendments as published in May 2017. All minor modifications to amendments as recommended in the Chief Executive's Report of June 2016 were also agreed to be made.</p>	<p>Final changes to be made to the plan were screened to determine whether these might have negative implications for the Natura 2000 network.</p> <p>No implications for the Natura 2000 network were identified to be likely to arise from the final changes agreed to be made to the plan.</p>
21 st August	<p>The Cobh Municipal District Local Area Plan was published.</p>	<p>A final Habitats Directive Screening Report (this report) which contains a summary of each phase of the Habitats Directive screening process and a Habitats Directive Screening Conclusion Statement in respect of the plan as adopted was published with the Local Area Plan.</p>

4.1 Draft Plan Stage

A preliminary screening assessment of the draft plan was completed in respect of all of the sites identified in Table 1 above. That assessment explored whether there might be possible pathways for impact between the identified Natura sites, and the towns, villages and other settlements of the Municipal District for which policy was proposed in the draft plan.

The preliminary assessment resulted in the 'screening out' of two Natura 2000 sites set out below.

No ecological or hydrological linkages connecting towns or settlements within the Municipal District to these Natura 2000 sites was identified. Furthermore, these sites were considered to be sufficiently distant from any towns or other settlements to ensure that they were unlikely to suffer increased recreational or other pressure arising from policies contained in the plan. Consequently it was considered that there was no potential for policies in the plan to affect these sites.

Code Site Name

4022 Ballycotton Bay

4094 River Blackwater Callows

The preliminary assessment identified possible pathways for impact between the remaining Natura sites as listed in **Table 1** and towns, villages and other settlements for which policy was proposed in the draft plan. Pathways for possible impact were identified where there were direct physical or hydrological linkages between Natura 2000 sites and certain towns and villages, or where Natura 2000 sites were considered to be sufficiently close to expanding urban centres and where the possibility of increased recreational or other pressure was identified to be a potential risk. Having regard to this connectivity, it was considered appropriate to carry out a more detailed screening assessment in respect of these sites.

Objectives were examined having regard to these sites to see whether they could have the potential to give rise to

- direct loss of habitat within any Natura 2000 site;
- indirect impacts on any Natura 2000 site which could affect quality of habitats within any Natura 2000 site;
- disturbance to species for which any Natura 2000 site is designated;
- a reduction in richness or density of species for which any Natura 2000 site is designated;
- negative changes in indicators of conservation value (eg water quality) in any Natura 2000 site.

This assessment looked at settlement specific policies and considered whether these were compatible with the protection of the identified sites. On foot of the assessment, it was considered that there was no risk of impact to the following site:

Code Site Name

2170 Blackwater River

Full details of the assessment for this site are set out in the Screening Report completed for the draft plan. There were two sites for which possible risk of impact was identified. These sites were:

Code Site Name

1058 Great Island Channel SAC

4030 Cork Harbour SPA

Recommendations were made in the screening report for modifications to be made to the draft plan in order to minimise risk of impact on the identified Natura sites. The recommendations are summarised in **Table 3** below.

Table 3: Summary of recommendations arising from screening assessment of draft plan

Site	Details	Recommendation
<p>Are there settlements whose boundaries overlap with any Natura 2000 site?</p>	<p>The settlement boundary for Carrigrennan overlapped with the Great Island Channel SAC and the Cork Harbour SPA.</p> <p>The boundary of Carrigtwohill is to be extended through the draft plan to incorporate a portion of land to be zoned for business uses (CT-B-09). This zoning would bring development closer to the Cork Harbour SPA which lies to the west of the proposed zone.</p>	<p>Zone undeveloped SAC and SPA land at Carrigrennan as Open Space not suitable for development.</p> <p>It was recommended that further investigations would be required to determine the level of importance of this land for species of bird for which the SPA is designated, and to consider possible implications of the zoning on the SPA before the lands were zoned. These investigations were completed during the period when submissions on the draft plan were being reviewed and amendments drafted. On foot of these investigations, it was concluded that the area proposed to be zoned is not of any particular importance for overwintering birds, and it was concluded that potential for this zoning to give rise to significant negative impacts on the Cork Harbour SPA could be ruled out.</p>
<p>Are there policies relating to any particular settlement which could increase recreational pressure or other human activity within any Natura 2000 site.</p>	<p>Tourism activity is to be actively promoted within the Spike Island Special Policy Zone (X-01) and could result in increased leisure boat activity within and around the harbour in areas of sensitivity for birds.</p>	<p>It was recommended that precautionary text would be included into the Spike Island X-01 objective to bring attention to the proximity of this area to the Cork Harbour SPA.</p>
<p>Could settlement specific policies require increased volumes of waste water discharge into surface water</p>	<p>The plan provides for significant growth in population targets for the settlements of Cobh,</p>	<p>In relation to Cork Harbour, Cork County Council through the County Development Plan is committed to</p>

Table 3: Summary of recommendations arising from screening assessment of draft plan

Site	Details	Recommendation
<p>systems linked to Natura 2000 sites that require the maintenance of water quality to ensure compatibility with Conservation Objectives.</p>	<p>Carrigtwohill, Glanmire and Little Island, whose waste water systems discharge to Cork Harbour (potentially affecting the Great Island Channel SAC and the Cork Harbour SPA), while more modest levels of growth in some small settlements with connectivity to the harbour Natura 2000 sites.</p> <p>It was considered that policies in the plan provided for sufficient safeguards to ensure that necessary wastewater treatment infrastructure must be put in place to facilitate increased growth. However, as per the County Development Plan, it is acknowledged that the development of a Waste water Management Strategy for Cork Harbour is required to be developed and implemented.</p>	<p>engaging with stakeholders to prepare and implement a Wastewater Management Strategy for Cork Harbour in the short to medium term. It was recommended that this position would be clarified in the Cobh Cork MD LAP.</p>
<p>Are there policies which could result in significantly increased levels of surface water run-off discharging to Natura 2000 sites which require protection of water quality and preservation of natural and stable hydrological conditions to ensure compatibility with Conservation Objectives.</p>	<p>No policies in the plan which propose the installation of coastal protection infrastructure or which propose development directly within the coastal zone around any Natura 2000 site. However, significant levels of growth are proposed within some of the towns round Cork Harbour.</p> <p>Objectives of the plan require the implementation of SUDS measures for large scale developments in urban centres.</p> <p>It was considered that the plan provides sufficient protection against inappropriate development which could result in uncontrolled surface water discharges to</p>	<p>No changes required.</p>

Table 3: Summary of recommendations arising from screening assessment of draft plan

Site	Details	Recommendation
	estuarine systems.	
Could settlement specific policies require increased abstractions of drinking water from surface waters linked to Natura 2000 sites.	None identified.	No changes required.
Were there any other issues identified.	An area of land at Carrigtwohill is identified in the plan for possible future zoning for significant development (Strategic Land Reserve). This is one of a number of such areas which have been identified within the Metropolitan Area around Cork City, all within the catchment of Cork Harbour. As some of these areas are located proximal to the harbour area and all would require connectivity to WWTP's discharging effluent to the harbour, there is a concern that development in one or more of these zones could have the potential to give rise to negative effects on the Great Island Channel SAC and/or on the Cork Harbour SPA.	It is recommended that the plan be amended to highlight the requirement for more detailed assessment in respect of SLR lands which may be zoned in the future, prior to final zoning decisions being made.

All of these recommendations were included in the Chief Executive's Report to Council Members (March 6th), were accepted by Council, and amendments were proposed to be made to the plan to deal with same (see Table 4).

4.2 Proposed Amendments Stage

A total of 244 submissions were received in respect of the draft plan. Following consideration of all submissions and deliberations of Council Members, a total of 163 amendments were proposed to be made to the Local Area Plan. These amendments responded to

- observations made in public consultation submissions;
- the recommendations made arising from the Habitats Directive Screening Assessment of the Draft Plan (see Table 4); and

- were proposed to be made to correct errors identified following publication of the draft plan.

A full listing of the submissions and amendments is available in the Proposed Amendments to the Draft Local Area Plan Report (May 2017).

There was one submission of particular note which raised plan specific issues of concern relating to possible implications of Little Island zonings for the Cork Harbour Special Protection Area (Submission of Dr. T Gittings, ref DLAP 16-16-11850808). Amendments which were proposed to be made to the plan to cater for the recommendations of the HDA screening report and the above referenced submission are listed in **Table 4** below.

Table 4: Proposed amendments responding to recommendations of the Habitats Directive Screening Assessment of the Draft Plan and to Public Submissions on draft Plan

CB 01.01.07 – relates to Strategic Land Reserve, clarifies that further more detailed environmental assessment will be required in respect of these areas prior to zoning.
CB 02.01.02 – Amends LAS-01 - clarifies and standardises policy in relation to Surface Water Management. Clarifies commitment of Council to preparation of a Wastewater Management Strategy for Cork Harbour.
CB 03.06.02 – Little Island, LI-I-01. Amendment identifies the importance of this zone for bird species for which the Cork Harbour SPA is designated and clarifies that consideration of possible implications of new development in the zone on the SPA will be integral to the assessment of new proposals in the area, and that it may be necessary to retain a portion of the area as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of birds for which the adjacent SPA is designated.
CB 03.06.03 – Little Island, LI-I-02. Amendment identifies the importance of this zone for bird species for which the Cork Harbour SPA is designated and clarifies that consideration of possible implications of new development in the zone on the SPA will be integral to the assessment of new proposals in the area, and that it may be necessary to retain a portion of the area as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of birds for which the adjacent SPA is designated.
CB 03.06.04 – Little Island LI-O-01. The amendment inserts additional text into the policy for this Open Space zone, identifying the importance of the area as feeding habitat for a number of species for which the adjacent SPA is designated.
CB 03.06.05 – Minor amendment correcting the title of the Great Island Channel SAC.
CB 03.06.07 - Carrigrennan. Amendment zones SAC and SPA land described as Existing Built Up Area at Carrigrennan as Open Space, not suitable for development.
CB 03.06.08 – Main Towns. Amendment to text to include reference in plan text of importance of Open Space areas on Little Island for wintering birds.

Table 4: Proposed amendments responding to recommendations of the Habitats Directive Screening Assessment of the Draft Plan and to Public Submissions on draft Plan

CB 05.04.08.01 – Marino Point. A number of changes were proposed to be made to policy X-01 for Marino Point. One of these arose from the HDA screening of the draft plan. This section of the amendment notes that Marino Point is located in close proximity to both the Cork Harbour SPA and the Great Island Channel SAC and clarifies that new development proposals in the zone can only proceed where they are found to be compatible with the requirements of the Habitats and Birds Directives.

CB 05.04.10.01 – Spike Island. This amendment notes the proximity of Spike to the Cork Harbour SPA and clarifies that tourism initiatives at the location should be designed to minimise risk of disturbance to birds. It clarifies that developments at this location will only be permitted where they are shown to be compatible with the requirements of the Habitats and Birds Directives and with the protection of the Cork Harbour SPA.

All of the proposed amendments were subject to screening to determine whether any of these had potential to give rise to negative impacts on any Natura 2000 site. The screening assessment was made taking account of the Natura 2000 sites identified and described in **Table 1**. 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.

An amendment was proposed by Council Members at their meeting of 27th March 2017 to rezone a portion of land zoned as Open Space at Little Island (LI-O-01) to permit the development of a maximum of 15 houses. This area was also the subject of a public submission to the draft plan, which highlighted the areas importance to species of birds for which the adjacent SPA is designated, and an amendment had already been proposed (CB 03.06.04) to insert text to the Open Space zoning to highlight the importance of the area for wintering birds, and to remove a suggestion that the area might be suitable for the development of a waterpark.

Following Habitats Directive Screening of the proposed amendment, Council Members were advised that the rezoning of this land from Open Space to Residential could have the potential to result in the loss of an area of importance for birds, which could have significant negative effects on one or more species of bird for which the adjacent Cork Harbour SPA is designated, and as this was the case, that the plan would have to be subject to Appropriate Assessment if this amendment were to be adopted. In the interests of not causing a delay in the adoption of the plan, Councillors agreed at their meeting of April 10th not to proceed with the publication of the proposed amendment. Councillors agreed however, that the Council should proceed in the short term with the necessary studies and data collection with a view to preparing a Natura Impact Report and completing an Appropriate Assessment of this proposal to facilitate the making a variation to the plan.

Table 5 below summarises the findings of the assessment of the proposed amendments as published. Full details of the assessment process can be reviewed in the Habitats Directive Screening Report for the Proposed Amendments.

Table 5: 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

No issues of concern were identified at this stage of the process.

4.3 Final Changes to Plan

A total of 55 submissions were made in respect of the proposed amendments to the draft plan. A summary of the submissions was compiled into the Chief Executive's Report (published 16th June), which also included recommendations as to how these should be dealt with.

Of particular note from the perspective of Habitats Directive Assessment was a submission made by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, which raised an issue of concern with proposed amendment CB 05.04.08.01 Marino Point. This amendment included new wording proposing upgrading of the adjoining R624 regional road in the direction of Carrigtwohill and Cobh to facilitate developments at Marino Point. The Department advised in their submission, that such a proposal would need to be subject to Appropriate Assessment given the location of the road relative to the Great Island Channel SAC and the Cork Harbour SPA unless the wording of the amendment is changed.

A number of minor modifications were recommended to be made to amendments as proposed. One of these modifications was related to the submission of the Department and modified the wording of the amendment, aligning it to the wording of the County Development Plan as follows:

- *Improved road access between N25 and Cobh subject to full ecological assessment.*

This wording acknowledges that improved access is required to connect the N25 to Cobh, however, it does not specify how this is to be achieved, as it is unclear at this point whether an upgrade of the R624 can proceed without adversely affecting the integrity of the Great Island Channel SAC or the Cork Harbour SPA. More detailed assessment will be required to determine how improved road access can be achieved without giving rise to adverse effects on these sites.

Final minor modifications and recommended exclusions as recommended by the Chief Executive were considered by Council Members on 24th July. The minor modifications which the CE recommended be made to the plan were as follows:

- CB.05.04.08.01 – Marino Point – Minor modification to align text relating to access from Cobh to the N25 to accord with wording of the County Development Plan, 2014 (see above).
- National Roads Projects – Minor modification to clarify that locations of route protection corridors will be shown on the Map Browser.
- Text ref: 3.2.26 - Minor modification to text relating to Rusbrooke Dockyard.
- Tables 3.3.2 and 3.3.3 – Minor modifications to tables to include references to phasing of development at Ballinglanna, Glanmire.

All of these modifications were accepted by Council Members and were made to amendments as published. No implications for the Natura 2000 network were identified to be likely to arise from these final changes which were made to the plan.

A total of 13 Amendments were recommended to be excluded from the final plan by the Chief Executive were as follows:

- Amendment CB.03.02.15 –Cobh – Extend development boundary of Cobh to include additional lands.
- Amendment CB.03.02.16 – Cobh - Extend the development boundary of Cobh to include additional lands and zone for medium density residential development.

- Amendment CB.03.03.16 - Glanmire – Extend the development boundary of Glanmire.
- Amendment CB.02.04.48 – North Environs – Rezone a portion of Open Space NE-O-06 to Medium A Residential.
- Amendment CB.03.05.23 – Carrigtwohill - Remove site from Open Space and include within Existing Built Up Area.
- Amendment CB.03.05.24 – Carrigtwohill – Remove site from Open Space and include within Existing Built Up Area.
- Amendment CB.03.05.25 – Carrigtwohill – Rezoning of lands from Open Space to Medium A Residential.
- Amendments CB.03.06.09 and CB.03.06.10 – Little Island – Modification of LI-X-01 to provide for an increased level of residential development on this site (from 90 units to 250 units). Amendments provide for splitting of site into two zones LI-X-01 (which provides for business uses, a hotel, amenity uses and open space and LI-X-02 which allows for 250 houses.
- Amendment CB.05.02.04.02 – Upper Glanmire – Rezoning of lands zoned as Open Space to provide for 5 serviced sites.
- Amendments CB.03.04.40, CB.03.04.41, CB.03.04.42, CB.03.04.43 and CB.03.04.44 - North Environs – Insertion of text relating to protection of archaeology.
- Amendment CB.03.07.01 – Monard – Insertion of text relating to protection of archaeology.
- Amendment CB.05.04.08.01 – Marino Point – Insertion of text relating to requirement for mitigation of adverse visual impacts of development at this location on the settlement of Passage West.

Of these amendments, the first (CB.03.01.15), was not adopted, as per the recommendation of the Chief Executive. All other amendments were adopted. These amendments had been screened prior to publication of the consultation document on proposed amendments. No implications for the Natura 2000 network had been identified in respect of same.

5 Habitats Directive Screening Conclusion Statement

Cobh Municipal District Local Area Plan	
Name And Location Of Natura 2000 Sites Subject To Screening For Appropriate Assessment	1058 Great Island Channel SAC 2170 Blackwater River SAC 4022 Ballycotton Bay SPA 4030 Cork Harbour SPA 4094 River Blackwater Callows SPA
Description Of The Plan	The Cobh Municipal District Local Area Plan is a strategic plan identifying where development is to be directed and how/where supporting infrastructure is to be provided within the plan area from 2017 to 2023. The plan proposes population targets for settlements within the district and identifies where that development is proposed to be located through its zoning maps and corresponding policy objectives. See Section 2 of this report for a more detailed summary of the plan.
Is The Plan Directly	No

<p>Connected With Or Necessary To The Management Of The Natura 2000 Sites Identified Above</p>	
<p>Are There Other Projects Or Plans That Together With This Plan Could Give Rise To Cumulative Impacts On Any Of The Above Listed Sites.</p>	<p>Possible risks of impact were identified in respect of two sites:</p> <ul style="list-style-type: none"> • Great Island Channel SAC • Cork Harbour SPA <p>Other plans that set land use policy and promote economic development, port development, development of coastal and marine tourism and development of renewable energy projects within the catchment of Cork Harbour could act 'in combination' with policies set out in the this plan to give rise to negative impacts on these sites. These include inter alia:</p> <ul style="list-style-type: none"> • National Spatial Strategy (Department of Environment, Heritage and Local Government) 2002-2020 • National Development Plan (Department of Environment, Heritage and Local Government) 2007-2013 • National Climate Change Adaptation Framework (2012) • A Resource Opportunity – Waste Management Policy in Ireland (2012) • Smarter Travel – A Sustainable Transport Future 2009-2020 • National Cycle Policy Framework 2009 • People, Place and Policy – Growing Tourism to 2025 • Tourism Development and Innovation – A Strategy for Investment 2016-2022 • Realising our Rural Potential Action Plan for Rural Development 2016 • National Renewable Energy Action Plan 2010 • Harvest 2020 – A Vision for Irish Agri-Food and Fisheries • Forests, Products and People – Irelands forest policy a renewed vision 2014 • Regional Planning Guidelines (South West Regional Authority) 2010-2022 • Cork County Development Plan (Cork County Council) 2014 • Cork City Development Plan (Cork City Council) 2015 • Cork Area Strategic Plan (Cork County and City Councils) 2008 • Cork Metropolitan Area Transport Study (In Prep) • Little Island Transport Study (In Prep) • East Cork Municipal District Local Area Plan (Cork County Council) 2017 • Ballincollig Carrigaline Cork Municipal District Local Area Plan (Cork County Council) 2017 • Port of Cork Strategic Development Plan (Port of Cork) 2010 • Midleton Town Development Plan (Midleton Town Council)

	<p>2013</p> <ul style="list-style-type: none"> • Cobh Town Development Plan (Cobh Town Council) 2013 • Development Strategy for Marine Leisure Infrastructure (Marine Institute) 2015 • Port of Cork Marine Leisure Recreation Strategy (Port of Cork) 2009 • Marine Leisure Infrastructure Strategy for South Cork (Cork County Council) 2010-2020 • Cork Cycle Network Plan (Cork City and County Councils) 2016 • Tourism Statement of Strategy and Work Programme for County Cork 2017-2022 • Growing Tourism in Cork - A Collective Strategy 2016-2020 • Trails for Tourism – A Policy to Maximise the Economic Benefit to Cork County 2015 • Flood Relief Schemes for Lee Catchment (in prep) including <ul style="list-style-type: none"> ○ Lower Lee Cork City Flood Relief Scheme; and ○ Douglas Flood Relief Scheme ○ Glashaboy River Flood Relief Scheme
Assessment Of Significant Effects	
<p>Describe How The Plan (Alone Or In Combination Is Likely To Affect Natura 2000 Sites)</p>	<p>The key issues which were identified through the HDA screening process at the draft plan screening stage to have the potential to give rise to negative effects on Natura 2000 sites were as follows:</p> <p>Boundary Issue: A small area of land within the Great Island Channel SAC and within the Cork Harbour SPA at Carrigrennan was described as existing built up area.</p> <p>Nutrients Issue: The plan provides for significant growth in population targets for the towns whose waste water systems discharge to Cork Harbour (potentially affecting the Great Island Channel SAC and the Cork Harbour SPA) and the Blackwater River Estuary (potentially affecting the Blackwater River SAC and the Blackwater Estuary SPA).</p> <p>The plan also provides for more modest levels of growth in some small settlements with connectivity to Natura 2000 sites.</p> <p>It was considered that policies in the plan provided for sufficient safeguards to ensure that necessary wastewater treatment infrastructure must be put in place to facilitate increased growth. However, as per the County Development Plan, it is acknowledged that the development of a Wastewater Management Strategy for Cork Harbour is required to be developed and implemented.</p> <p>In relation to Cork Harbour, Cork County Council through the County Development Plan is committed to engaging with stakeholders to prepare</p>

	<p>and implement a Wastewater Management Strategy for Cork Harbour in the short to medium term. It was recommended that this position would be clarified in the Cobh MD LAP.</p> <p>Policies Which Could Facilitate Increased Recreational or Other Marine Activity in Areas of Importance for Birds in Cork Harbour: Tourism activity is to be actively promoted within the Spike Island Policy Zone (X-01) and could result in increased leisure boat activity within and around the harbour in areas of sensitivity for birds.</p> <p>Strategic Land Reserves: An area of land at Carrigtwohill is identified in the plan for possible future zoning for significant development (Strategic Land Reserve). This is one of a number of such areas which have been identified within the Metropolitan Area around Cork City, all within the catchment of Cork Harbour. As some of these areas are located proximal to the harbour area and all would require connectivity to WWTPs discharging effluent to the harbour, there is a concern that development in one or more of these zones could have the potential to give rise to negative effects on the Great Island Channel SAC or on the Cork Harbour SPA.</p> <p>Field Feeding Lands for Wintering Birds at Little Island: A separate issue which was raised by way of public submission during the consultation phase for the draft plan related to the importance of particular areas of undeveloped land at Little Island for field feeding birds. It was recommended that the plan should be subject to Appropriate Assessment, to determine whether these zonings are compatible with the protection of populations of species of bird for which the Cork Harbour SPA is designated.</p>
<p>Changes To The Draft Plan To Prevent These Impacts</p>	<p>Land identified as existing built up area at Carrigrennan was rezoned as Open Space not suitable for development.</p> <p>The LAS-01 objective was amended to commit CCC to the implementation of the Cork Harbour Wastewater Management Strategy.</p> <p>The wording of the Spike Island X-01 policy was amended to note the proximity of the island to areas of the Harbour which are of importance for wintering birds and to clarify that new tourism initiatives proposed for the island would need to be developed and designed to minimise risk of impact on the SPA.</p> <p>An amendment was made to section 1.6 of the plan (Strategic Land Reserves) to clarify that these areas will be subject to more detailed environmental assessment (including Habitats Directive Assessment) before they are zoned.</p> <p>Amendments were made in relation to the wording of a number of zones of land at Little Island to highlight their importance for wintering birds. In relation to two industrial zones, it was clarified that portions of these lands may need to be retained undeveloped in order to prevent impacts on the Cork Harbour SPA. In relation to land adjacent to the SPA which is zoned as</p>

	Open Space, the wording was amended to remove proposals for development of a Water Park.
Proposed Amendments To Draft Plan	Proposed amendments to the plan were assessed to determine whether any of these could have negative consequences for any Natura 2000 site. No implications for any such site were identified. No changes to the plan were required to be made arising from Habitats Directive Screening Assessment of the proposed amendments.
Final Changes To Draft Plan	A number of minor modifications were made to the amendments as proposed, and one of the proposed amendments was excluded from the plan, in accordance with the recommendation of the Chief Executive. All other amendments were made as published. No implications for the Natura 2000 network were identified to be likely to arise from these final changes to the plan.
List Of Agencies Consulted	The draft plan and proposed amendments to same were referred to all of the relevant Statutory Authorities and were available for consideration by the general public at a number of different stages during the plan making process. Submissions made by Statutory Authorities, groups and members of the public which related to impacts on the Natura 2000 network were considered at every stage of the plan as described in this report. Amendments were made to the plan to address all of the substantive issues raised in these submissions.
Screening Conclusion	On the basis of the screening assessments which were completed at each stage of the plan making process and which are in this document, it is concluded that the Cobh MD Local Area Plan does not have the potential to give rise to significant negative impacts on any of the Natura 2000 sites listed in this document.
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	The full Habitats Directive screening process may be tracked through this report and through the references set out below. All documents are available at www.corkcoco.ie/planning

6 References

6.1 Cork County Council Documents

The following is a list of the main documents which were prepared during the making of the Cobh Municipal District Local Area Plan. All of these documents are available at www.corkcoco.ie/planning. Background documents and other reports including the reports of the Chief Executive of Cork County Council which was also prepared as part of the plan making process are also available on this website.

Cork County Council Cobh MD Local Area Plan Documents	
Publication Date	Document Title
14 th December 2015	Cobh Municipal District Local Area Plan Review Public Consultation Document
15 th April 2016	Proposed Cobh Municipal District Local Area Plan 2017, Chief Executives Report on Preliminary Public Consultation Process
16 th November 2016	Draft Cobh Municipal District Local Area Plan
16 th November 2016	Draft Cobh Municipal District Environmental Reports <ul style="list-style-type: none"> • Strategic Environmental Assessment Environmental Report • Strategic Flood Risk Assessment • Habitats Directive Screening Report
6 th March 2017	Cobh Municipal District Local Area Plan Public Consultation Draft, Chief Executive's Opinion on the Issues Raised by Submissions & Recommended Amendments
2 nd May 2017	Draft Cobh Municipal District Local Area Plan Proposed Amendments to the Draft Plan
2 nd May 2017	Cobh Municipal District Local Area Plan Proposed Amendments to the Draft Plan Environmental Reports <ul style="list-style-type: none"> • Addendum to Strategic Flood Risk Assessment Environmental Report • Strategic Flood Risk Assessment • Changes to the Cobh Environmental Report • Habitats Directive Screening Report
16 th June 2017	Cobh Municipal District Local Area Plan 2017, Chief Executive's report on Proposed Amendments Public Consultation Process

21 st August 2017	<p>Cobh Municipal District Local Area Plan, 2017</p> <p>Volume One – Main Policy Material</p> <p>Volume Two – Environmental Reports</p> <ul style="list-style-type: none"> • Strategic Environmental Assessment Environmental Statement • Habitats Directive Screening Report <p>Volume Three – Map Browser</p>
------------------------------	---

6.2 NPWS Site 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).

6.3 Other References

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.

