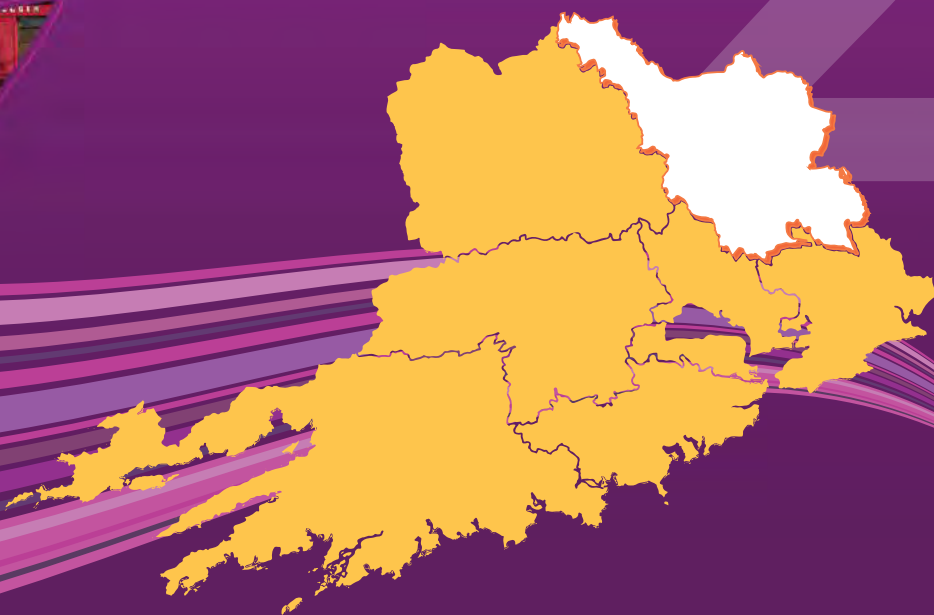




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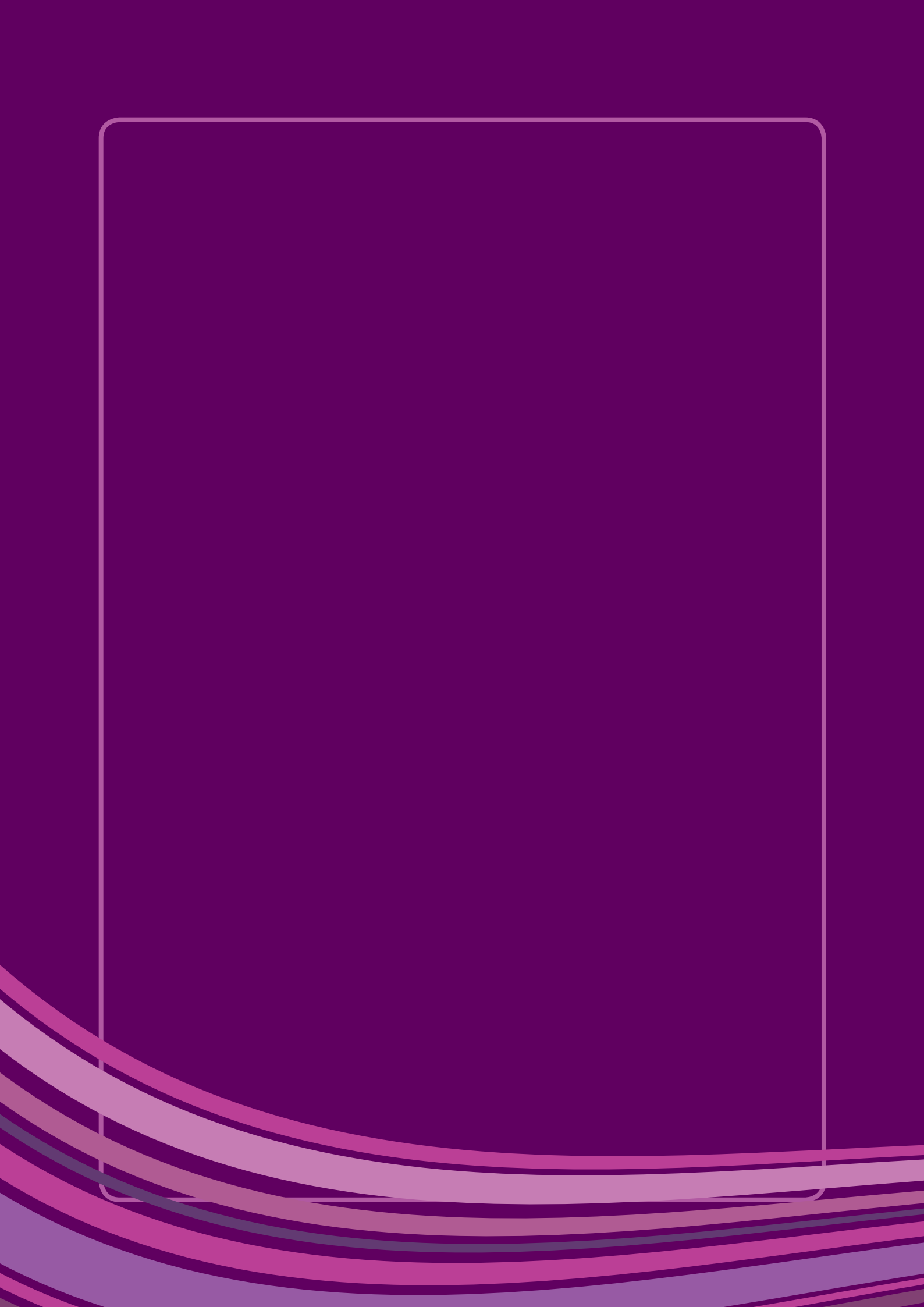
Fermoy Municipal District Local Area Plan



21st August 2017

VOLUME TWO
Environmental Reports

2





Environmental Reports

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Strategic Environmental Assessment Statement

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1 Introduction

1.1 Introduction

- 1.1.1 This is the SEA Statement for the Fermoy 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	Fermoy Municipal District Local Area Plan
1 – Screening	Decision on whether or not an SEA of the Plan is required. 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.
2 – Scoping	Consultation with defined statutory bodies on the scope and level of detail to be considered in the Environmental Report. 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 22 nd April 2016. A total of two (2) submissions were received - from the EPA and Irish Water. The Scoping Report was finalised on the 31 st May 2016 and issues raised were considered further during the preparation of the Draft Local Area Plan and the SEA Environmental Report.
3 – Environmental Assessment and Environmental Report.	Environmental Assessment and Environmental Report. 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 16 th November 2016. Submissions received were considered and

Table 1.1 Summary of the SEA Process	
SEA Stage	Fermoy Municipal District Local Area Plan
	<p>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.</p> <p>Further submissions were received on foot of this third round of consultation. For Fermoy MD LAP there were no modifications recommended to the amendments however the exclusion of four proposed amendments was recommended by the Chief Executive.</p>
4- SEA Statement	<p>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.</p>

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 transboundary 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 Fermoy 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 existing Local Area Plan for the area, which was itself subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. Many of the provisions of the local area plan adopted in 2011 have been carried forward, unchanged, into the new Draft Plan 2016, and there are therefore few issues arising that need to be assessed de novo.
- 2.2.4 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 Fermoy Municipal District Draft Plan made only one recommendation in relation to the omission of a residential zoning in Charleville (R-06) as part of the site was at risk of flooding.
- 2.2.6 Due to the late availability of the updated flood risk mapping, this issue came to light late in the process, and it was therefore decided to publish the Draft Plan without giving effect to the Recommendation of the Environmental Report, and to address it at the amendments stage.
- 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 Fermoy Municipal District Draft Plan and Action Taken		
Recommendation		Action Taken
Biodiversity / Environmental Protection		
1	Omission of a residential zoning in Charleville (R-06) as part of the site was at risk of flooding.	An amendment was proposed to the Draft Plan to address this recommendation (FY 03.04.02). This has been included in the final adopted Plan, i.e. the zoning has been omitted.

Submissions on the Draft Plan and Environmental Report

- 2.2.8 Sixty nine submissions were received during the public consultation period on the Draft Fermoy Municipal District Local Area Plan and Environmental Report. Twenty three of the submissions focused on general issues facing the County at large, and a further submission related to the Municipal District generally. The remainder 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 2016. 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 to the Proposed Amendments and Addendum to the SEA Environmental Report.

- 2.2.10 A total of ten submissions were received on the Proposed Amendments to the Draft Plan of which four related specifically to the Fermoy MD, while the remaining six were of a more countywide nature but made reference to, or were relevant to, the Fermoy MD. Details of all the submissions received were detailed in the Chief Executive’s Report to Members in June 2017. Only one submission, from the Environmental Protection Agency, referenced the Addendum to the SEA Environment Report. Having considered the submissions received in response to the publication of

the amendments proposed for the Draft Fermoy Municipal District Local Area Plan, no further modifications to the published amendments were recommended by the Chief Executive.

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 Fermoy Municipal District Local Area Plan 2017. The first public consultation, for the pre-draft stage, was held 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.
- 2.3.2 The second period of consultation included a public display of the Fermoy 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 sixty nine submissions were received in response to this suite of documents, forty six of which related directly to the Fermoy Municipal District, while a further twenty three raised issues relevant to the county as a whole.
- 2.3.3 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 ten submissions were received in response to these consultations.
- 2.3.4 At all stages of consultation, the content of the submissions received have been considered by the staff preparing the plan and by council 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 need to 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 Fermoy Municipal District has an extensive urban structure and the Fermoy Municipal District Local Area Plan provides for the development of the 3 main towns and 29 villages. 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 of 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 Fermoy 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 Fermoy Municipal District, which could be impacted by the new Development Plan. Therefore, the AA process was applied to the Draft Local Area Plan and Proposed 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 column headed 'Changes Incorporated into Proposed Amendments / Final Plan'.

Table 2.2: Summary of Habitats Directive Screening Process for the Draft Fermoy Municipal District Local Area Plan		
Section of Plan	Issue / Recommendation	Changes incorporated into Proposed Amendments / Final Plan
Section 2.4	Clarify in the plan, in relation to WWTPs, that there may be water quality impacts and/or licence compliance issues to be addressed in order to facilitate development as proposed to proceed.	The plan has been amended to address this issue in accordance with proposed amendments FY 02.04.01 and FY 02.04.02.
Section 2.4	Clarify that any proposals to increase volumes of abstraction of water from the Blackwater (Fermoy), Bride (Conna) or Awbeg (Castletownroche) must be subject to Habitats Directive Assessment.	The plan has been amended to address this issue in accordance with proposed amendment FY 02.04.03.
Fermoy	Clarify that, in relation to WWTP serving Fermoy, there may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 03.02.03.
Fermoy	Clarify that any proposals to increase volumes of abstraction of water from the Blackwater (Fermoy) must be subject to Habitats Directive Assessment.	The plan has been amended to address this issue in accordance with proposed amendment FY 03.02.04.
Fermoy	Strengthen text in the plan relating to disposal of surface water and use of SuDs.	The plan has been amended to address to this issue in accordance with proposed amendment FY 03.02.05.
Fermoy	Clarify that some of the land that is depicted as being within the existing built up area is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition, in all areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.	The plan has been amended to address these issues in accordance with proposed amendment FY 03.02.07
Fermoy	Strengthen General Objective for Fermoy relating to disposal of surface water and use of SuDs.	The plan has been amended to address this issue in accordance with proposed amendment FY 03.02.09.
Mitchelstown	Clarify, in relation to WWTP serving	The plan has been amended

Table 2.2: Summary of Habitats Directive Screening Process for the Draft Fermoy Municipal District Local Area Plan		
Section of Plan	Issue / Recommendation	Changes incorporated into Proposed Amendments / Final Plan
	Mitchelstown, that there may be additional issues of water quality impacts and /or licence compliance that needs to be addressed to accommodate further growth.	to address this issue in accordance with proposed amendment FY 03.03.01.
Mitchelstown	Strengthen General Objective for Mitchelstown relating to disposal of surface water and use of SuDs.	The plan has been amended to address this issue in accordance with proposed amendment FY 03.03.04.
Charleville	Strengthen General Objective for Charleville relating to disposal of surface water and use of SuDs.	The plan has been amended to address this issue in accordance with proposed amendment FY 03.04.05.
Section 4.2	Clarify in the plan, in relation to WWTPs, that there may be water quality impacts and/or licence compliance issues to be addressed in order to facilitate development as proposed to proceed. Clarify that any proposals to increase volumes of abstraction of water from the Bride (Conna) or Awbeg (Castletownroche) must be subject to Habitats Directive Assessment.	The plan has been amended to address these issues in accordance with proposed amendment FY 04.02.01.
Section 4.2	Strengthen General Objectives for key villages relating to the disposal of surface water and use of SuDs.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.02.02.
Castlelyons / Bridebridge	Exclude an area of land within the Blackwater SAC from the development boundary.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.04.03.
Castlelyons / Bridebridge	Identify in the plan that there are water quality impacts and/or licence compliance issues associated with the WWTP serving Castlelyons / Bridebridge to be addressed in order to enable development to proceed as proposed.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.04.05.
Castletownroche	Exclude an area of land that is within the Blackwater SAC from the development boundary.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.05.02.
Castletownroche	Clarify in the plan, in relation to the	The plan has been amended

Table 2.2: Summary of Habitats Directive Screening Process for the Draft Fermoy Municipal District Local Area Plan		
Section of Plan	Issue / Recommendation	Changes incorporated into Proposed Amendments / Final Plan
	<p>WWTP serving Castletownroche, that there are water quality impacts and/or licence compliance issues to be addressed in order to facilitate development as proposed to proceed.</p> <p>Clarify that any proposals to increase volumes of abstraction of water from the Awbeg (Castletownroche) must be subject to Habitats Directive Assessment.</p>	to address these issues in accordance with proposed amendment FY 04.05.03
Conna	Exclude an area of land that is within the Blackwater SAC, from the development boundary.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.06.03.
Conna	<p>Clarify in the plan, in relation to the WWTP serving Conna, that there are water quality impacts and/or licence compliance issues to be addressed in order to facilitate development as proposed to proceed.</p> <p>Clarify that any proposals to increase volumes of abstraction of water from the Awbeg (Castletownroche) will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</p>	The plan has been amended to address these issues in accordance with proposed amendment FY 04.06.04.
Doneraile	Exclude an area of land that is within the Blackwater SAC, from the development boundary.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.07.03.
Glanworth	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Glanworth will need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.08.02.
Kildorrery	Clarify in the plan that water quality impacts and/or licence compliance	The plan has been amended to address this issue in

Table 2.2: Summary of Habitats Directive Screening Process for the Draft Fermoy Municipal District Local Area Plan		
Section of Plan	Issue / Recommendation	Changes incorporated into Proposed Amendments / Final Plan
	issues associated with wastewater infrastructure serving Kildorrery will need to be addressed to accommodate further growth.	accordance with proposed amendment FY 04.09.01.
Kilworth	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Kilworth will need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.10.01.
Rathcormack	Clarify in the plan that water quality impacts and/or license compliance issues associated with wastewater infrastructure serving Rathcormack will need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.12.02
Watergrasshill	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Watergrasshill will need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 04.13.01.
Section 5.2	Clarify in plan that table 2.3 in section 2 of the plan refers to the capacity of the physical water services infrastructure only, and that there may be additional issues of water quality and/or licence compliance that need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.01.01.
Section 5.2	Strengthen General Objectives for villages relating to disposal of surface water and use of SuDs.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.01.02.
Ballyhea	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Ballyhea may need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.05.01.
Bartlemy	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Bartlemy may	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.07.01.

Table 2.2: Summary of Habitats Directive Screening Process for the Draft Fermoy Municipal District Local Area Plan		
Section of Plan	Issue / Recommendation	Changes incorporated into Proposed Amendments / Final Plan
	need to be addressed to accommodate further growth.	
Clondulane	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Clondulane will need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.08.01.
Killavullen	Highlight that there is land within the development boundary of Killavullen that is also within the Blackwater River Special Area of Conservation where there is a general presumption against development, and that in addition, in areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.12.01.
Killavullen	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Killavullen will need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.12.04.
Shanballymore	Clarify in the plan that water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Shanballymore may need to be addressed to accommodate further growth.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.02.13.01.
Araglin	Exclude an area of land that is within the Blackwater SAC from the development boundary.	The plan has been amended to address this issue in accordance with proposed amendment FY 05.03.05.01.

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 Fermoy 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 22 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 to 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.

Name of Submitter	Summary of Issues Raised	Response
EPA	Submission states 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 issues 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 31 May, 2016 and issues raised were considered further during the preparation of the Draft Local Area Plan and the SEA Environmental 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 just one recommendation for change to the Draft Plan as detailed in Section 2.2. of this report. The full assessment and background to the recommendation is discussed in Chapter 6, Section 6.3 of the Environmental Report. As it was too late in the process to implement this recommendation, the Draft Plan was published without giving effect to the Recommendation of the Environmental Report, with the intention of addressing the issue at the amendment stage of the plan.

3.3.2 Following the publication of the Draft Plan and associated environmental reports, sixty nine submissions were received during the public consultation period. Twenty three of the submissions focused on general issues facing the County at large, and a further submission 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) Alignment of the Plans with the Core Strategy of the County Development Plan and the quantum of land being zoned for development.
- (d) The availability / timing of delivery of water services infrastructure.
- (e) Amount of land zoned for economic development.
- (f) Strategic Flood Risk Assessment.

- (g) Protection of Natural and Built Heritage, including Archaeology.
 - (h) Reservation of lands for schools.
 - (i) Strategic Environmental Assessment and the integration of the process into plan making.
 - (j) Protection of natural heritage, ecology and biodiversity.
 - (k) Issues in relation to transportation, sustainable travel, access to zoned lands, public transport etc.
 - (l) Proposals for zoning additional land and extension of village development boundaries.
- 3.3.4 Two of the sixty nine 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 the 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 3.1 for ease of reference. These issues have also been discussed and responded to in the Chief Executive’s Report to Members. Where changes are proposed these are detailed in the final column of the Table. For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the Fermoy Municipal District, published on 02 May, 2017, available on www.corklocalareaplans.com.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans

	EPA Issue	CEO Response	Changes proposed to Fermoy 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.	See Proposed Amendment No. FY 02.06.03. Note: Arising from the Habitats Directive Assessment process a number of additional amendments are proposed to address water quality issues associated with water services infrastructure / surface water management. See proposed amendments: FY 03.02.03, FY 03.02.04 FY 03.02.05, FY 03.02.09 FY 03.03.01, FY 03.03.04 FY 03.04.05, FY 04.02.01 FY 04.02.02, FY 04.03.03

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans			
	EPA Issue	CEO Response	Changes proposed to Fermoy 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). 	<p>FY 04.04.05, FY 04.05.03 FY 04.06.04, FY 04.08.02 FY 04.09.01, FY 04.10.01 FY 04.12.02, FY 05.02.01.01 FY 05.02.01.02, FY 05.02.05.01 FY 05.02.07.01, FY 05.02.08.01 FY 05.02.12.04, FY.05.02.13.01</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Fermoy Municipal District, published on 02 May, 2017, available on www.corklocalareaplans.com.</p>
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>See Proposed Amendment FY 02.06.05</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the Fermoy Municipal District, published on 02 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	<p>Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure have 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</p>	<p>See proposed amendments</p> <p>FY 02.04.01, FY 02.04.02, FY 02.04.03. FY 02.06.03, FY 03.02.03, FY 03.02.04, FY 03.03.01, FY 04.02.01, FY 04.03.03, FY 04.04.05, FY 04.05.03, FY 04.06.04, FY 04.08.02, FY 04.09.01, FY 04.10.01, FY 04.12.02. FY 04.13.01, FY 05.02.01.01. FY 05.02.05.01, FY 05.02.07.01 FY 05.02.08.01, FY 05.02.12.04</p>

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans			
	EPA Issue	CEO Response	Changes proposed to Fermoy LAP
	critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	be included where appropriate. Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provision and environmental protection.	FY.05.02.13.01. For the text of the amendments please see the 'Proposed Amendments to the Draft Plan' document for the Fermoy Municipal District, published on 02 May, 2017, available on www.corklocalareaplans.com .
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 Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process, but the project's outputs will be able to inform the Council's wider planning functions.	See amendments proposed under items 1 and 3 above arising from the Habitat Directive Assessment Screening Report. See additional Proposed Amendments FY 03.02.07, FY 03.02.10 and FY 05.02.12.01 in relation to the protection of the Blackwater SAC. In addition, five further amendments are proposed to

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans			
	EPA Issue	CEO Response	Changes proposed to Fermoy 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>See also Fermoy Draft Plan Objectives for Fermoy FY-GO-03 and FY GO-08, MH GO-06 for Mitchelstown, CV -GO-07 for Charleville, GO-01 (p) for Key Villages and GO-01(d) for Villages and Village Nuclei re the protection of protected sites, biodiversity, landscape etc.</p>	<p>the Fermoy Draft Plan, in response to the Habitat Directive Assessment Screening Report, to rezone parts of designated Natura Sites as open space not suitable for development or to exclude SAC lands from development boundaries: see Proposed Amendments FY 04.04.03, FY 04.05.02, FY 04.06.03, FY 04.07.03, and FY 05.03.05.01.</p> <p>In total 37 amendments are proposed to the Draft plan in response to the HDA process.</p> <p>For the full text of the amendments please see the 'Proposed Amendments to the Draft Plan' document for the Fermoy Municipal District, published on 02 May, 2017, available on www.corklocalareaplans.com.</p>
7.	Potential for cumulative and in combination effects should be assessed in more detail and clarification is	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft Fermoy Plan has</p>	No further changes proposed.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans			
	EPA Issue	CEO Response	Changes proposed to Fermoy LAP
	required on how the preferred development scenarios were informed by the environmental sensitivities of an area.	been prepared by undertaking a review of the existing statutory plan for the area - the Fermoy Electoral Area Local Area Plan 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.	
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.	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 give effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.	As suggested by the EPA submission it is proposed to amend the Indicator for EPO 1 to replace the word 'increase' with 'change' as follows: Significant increase change in the population of the main towns. Distance and mode of transport to work / school. In relation to EPO 5 it is proposed to amend the wording of the first Target to include the additional words "as follows", as shown below: To achieve at least 'good' status in all bodies of surface waters (lakes, rivers, transitional and coastal waters).
9.	Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring	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	No further changes proposed.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans

	EPA Issue	CEO Response	Changes proposed to Fermoy LAP
	programmes.	<p>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 provisions of the County Development Plan.</p>	
10.	Charleville - Lands at CV-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.	See proposed Amendment FY 03.04.02
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	This issue is not relevant to the Fermoy MD.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans			
	EPA Issue	CEO Response	Changes proposed to Fermoy LAP
		infrastructure is advanced.	
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 Directive, Habitats and Flood Directives etc.	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.	This issue is not relevant to the Fermoy MD.
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 Fermoy MD.

3.3.7 Following the consideration by Members of the Chief Executive's report, further meetings of Council were held in March 2017 to discuss the proposed amendments to the Plan. At the Council Meeting of 27 March, 2017, Members of Council agreed to make 129 amendments to the Draft Fermoy Municipal District Local Area Plan. These amendments were published for consultation on 2 May, 2017.

3.4 Proposed Amendments to the Draft Plan

3.4.1 In May 2017 the proposed amendments to the Draft Fermoy 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 3.1 while the summary results of the assessment of each proposed amendment is detailed in Table 3-2 below.

Table 3.1: 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 Fermoy Municipal District.
EPO 5	Water (W) Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.
EPO 6	Air Quality and Climate Factors (AQ/C) Protect and improve air quality. Contribute to mitigation of, and adaptation to, climate change.
EPO 7	
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 One of the proposed amendments was considered to have potential for significant negative impacts on three of the Environmental Protection Objectives: this is proposed amendment FY 03.03.20 to include additional land for business use east of the M8 at Corrin with objective as follows: 'FY-B-05: Business Use. Traffic Impact Assessment and Road Safety Audit required.'

Assessment of Proposed Amendment FY 03.03.20

3.4.5 The three Environmental Protection Objectives which could be impacted on by this proposed amendment are :

- EPO 1, Population, which seeks to ensure the sustainable development of the area to ensure high quality living, working and recreational environments with sustainable travel patterns;
- EPO 2, Human Health (HH), which is an objective to protect and enhance human health and manage hazards or nuisances arising from traffic & incompatible land uses; and
- EPO 9, Landscape, which is an objective to protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.

3.4.6 In relation to EPO 1 possible negative impacts arise from the fact that the lands are within the Fermoy greenbelt, where the objective is to protect the visual setting of the town, prevent sprawl and control roadside linear development. The lands are also remote from the town. The principle of this development in the greenbelt is contrary to the overall strategy of the plan which seeks to promote the orderly development of the settlement network and optimise the economic potential of the town. The proposal is also contrary to national policy on spatial planning and protecting national roads.

3.4.7 In relation to EPO 2, possible impacts arise from the fact that this is a land use that is incompatible with the greenbelt and would be close to the M8 interchange. This gives rise to a reduction in the amenity of the rural area and a potential risk of development generating significant additional traffic which could impact on the efficiency and capacity of the national road network in conflict with the national guidelines on spatial planning and national roads.

3.4.8 It is also of relevance that there is existing development close to the interchange and the cumulative impact of additional development at that location must be considered. There is also a risk of adverse impacts (such as noise) from the M8 on potential development. It is considered that the addition of mitigatory measures in the development management process to restrict the scale of the business may reduce the impact on the efficiency of the road network although there is a risk that any mitigatory measures required may restrict development to the extent that the development may no longer be viable. This will not however address the issue of an undesirable precedent being set at this location. Regarding possible adverse impacts on the development from the M8 it is recommended that additional wording be added to the zoning objective to address this.

3.4.9 Any potential impact on EPO 9 may be mitigated against to a certain extent through landscape screening and it is recommended that additional wording be added to the objective to this effect.

Recommendation:

3.4.10 The Strategic Environmental Assessment of the Proposed Amendments recommends that additional wording is added to proposed amendment FY 03.02.20 (additional wording in italics). FY 03.02.20 will read as follows:

Amend the Fermoy map and text to include additional land for business use east of the M8 at Corrin and additional objective as follows:

FY-B-05: Business use. *Development proposals shall include measures to guard against any adverse impact (include noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit required.*

Table 3.2 Summary of the outcome of the SEA Assessment of the Proposed Amendments.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
Section 1 Introduction					
FY.01.01.01				EPO 1- EPO 11	Screened out
FY 01.07.01				EPO 1 - EPO 11	Screened out
FY 01.07.02				EPO 1 - EPO 11	Screened out
FY 01.07.03				EPO 1 - EPO 11	Screened out
FY 01.08.01	EPO 7 EPO 11			EPO 1 - EPO 6, EPO 8 - EPO 10	Screened out
FY 01.09.01				EPO 1 - EPO 11	Screened out
Section 2 Local Area Strategy					
FY 02.03.01				EPO 1 - EPO 11	Screened out
FY 02.04.01				EPO 1 - EPO 11	Screened out
FY 02.04.02				EPO 1 - EPO 11	Screened out
FY 02.04.03	EPO 3, EPO 5			EPO 1 - EPO 2, EPO 6 - EPO 11	Screened out
FY 02.05.01				EPO 1 - EPO 11	Screened out
FY 02.06.01				EPO 1 - EPO 11	Screened out
FY 02.06.02				EPO 1 - EPO 11	Screened out
FY 02.06.03	EPO 5, EPO 8, EPO 10,			EPO 1 - EPO 4, EPO 6 - EPO 7, EPO 9, EPO 11	Screened out
FY 02.06.04				EPO 1 - EPO 11	Screened out
Section 3 Main Towns					
Fermoy					
FY 03.01.01				EPO 1 - EPO 11	Screened out
FY 03.02.01				EPO 1 - EPO 11	Screened out

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

Table 3.2 Summary of the outcome of the SEA Assessment of the Proposed Amendments.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
FY 03.02.02				EPO 1 - EPO 11	Screened out
FY 03.02.03				EPO 1 - EPO 11	Screened out
FY 03.02.04	EPO 3, EPO 5			EPO 1 - EPO 2, EPO 6 - EPO 11	Screened out
FY 03.02.05	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.02.06				EPO 1 - EPO 11	Screened out
FY 03.02.07				EPO 1 - EPO 11	Screened out
FY 03.02.08	EPO 3			EPO 1 - EPO 11	Screened out
FY 03.02.09	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.02.10				EPO 1 - EPO 11	Screened out
FY 03.02.11				EPO 1 - EPO 11	Screened out
FY 03.02.12				EPO 1 - EPO 11	Screened out
FY 03.02.13				EPO 1 - EPO 11	Screened out
FY 03.02.14				EPO 1 - EPO 11	Screened out
FY 03.02.15				EPO 1 - EPO 11	Screened out
FY 03.02.16				EPO 1 - EPO 11	Screened out
FY 03.02.17				EPO 1 - EPO 11	Screened out
FY 03.02.18	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.02.19				EPO 1 - EPO 11	Screened out
FY 03.02.20				EPO 1 - EPO 11	Screened out
Mitchelstown					
FY 03.03.01				EPO 1 - EPO 11	Screened out
FY 03.03.02				EPO 1 - EPO 11	Screened out
FY 03.03.03				EPO 1 - EPO 11	Screened out
FY 03.03.04	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.03.05	EPO 2			EPO 1, EPO 3 - EPO 11	Screened out
FY 03.03.06	EPO 2			EPO 1, EPO 3 - EPO 11	Screened out
FY 03.03.07	EPO 2			EPO 1, EPO 3 - EPO 11	Screened out
FY 03.03.08				EPO 1 - EPO 11	Screened out
FY 03.03.09				EPO 1 - EPO 11	Screened out
FY 03.03.10				EPO 1 - EPO 11	Screened out
FY 03.03.11	EPO 11			EPO 1 - EPO 10	Screened out

Table 3.2 Summary of the outcome of the SEA Assessment of the Proposed Amendments.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
FY 03.03.12	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.03.13				EPO 1 - EPO 11	Screened out
FY 03.03.14				EPO 1 - EPO 11	Screened out
FY 03.03.15				EPO 1 - EPO 11	Screened out
FY 03.03.16				EPO 1 - EPO 11	Screened out
FY 03.03.17				EPO 1 - EPO 11	Screened out
FY 03.03.18				EPO 1 - EPO 11	Screened out
FY 03.03.19				EPO 1 - EPO 11	Screened out
FY 03.03.20				EPO 1 - EPO 11	Screened out
Charleville					
FY 03.04.01				EPO 1 - EPO 11	Screened out
FY 03.04.02	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.04.03				EPO 1 - EPO 11	Screened out
FY 03.04.04	EPO 2			EPO 1 EPO 3 - EPO 11	Screened out
FY 03.04.05	EPO 11			EPO 1 - EPO 10	Screened out
FY 03.04.06				EPO 1 - EPO 11	Screened out
FY 03.04.07				EPO 1 - EPO11	Screened out
FY 03.04.08				EPO 1 - EPO 11	Screened out
Section 4 Key Villages					
FY 04.02.01	EPO 3 EPO 5			EPO 1, EPO 2, EPO 6 - EPO 11	Screened out
FY 04.02.02	EPO 11			EPO 1 - EPO 10	Screened out
FY 04.02.03				EPO 1 - EPO 11	Screened out
Ballyhooly					
FY 04.03.01				EPO 1 - EPO 11	Screened out
FY 04.03.02				EPO 1 - EPO 11	Screened out
FY 04.03.03				EPO 1 - EPO 11	Screened out
Castlelyons / Bridebridge					
FY 04.04.01				EPO 1 - EPO 11	Screened out
FY 04.04.02				EPO 1 - EPO 11	Screened out
FY 04.04.03				EPO 1 - EPO 11	Screened out
FY 04.04.04				EPO 1 - EPO 11	Screened out
FY 04.04.05				EPO 1 - EPO 11	Screened out

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

Table 3.2 Summary of the outcome of the SEA Assessment of the Proposed Amendments.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
Castletownroche					
FY 04.05.01				EPO 1 - EPO 11	Screened out
FY 04.05.02	EPO 3			EPO 1 - EPO 2, EPO 4 - EPO 11	Screened out
FY 04.05.03	EPO 3			EPO 1 - EPO 2, EPO 4 - EPO 11	Screened out
FY 04.05.04	EPO 2			EPO 1, EPO 3 - EPO 11	Screened out
FY 04.05.05				EPO 1 - EPO 11	Screened out
Conna					
FY 04.06.01				EPO 1 - EPO 11	Screened out
FY 04.06.02				EPO 1 - EPO 11	Screened out
FY 04.06.03	EPO 3			EPO 1 - EPO 2, EPO 4 - EPO 11	Screened out
FY 04.06.04	EPO 3 EPO 5			EPO 1 - EPO 2, EPO 4, EPO 6 - EPO 11	Screened out
FY 04.06.05				EPO 1 - EPO 11	Screened out
FY 04.06.05				EPO 1 - EPO 11	Screened out
FY 04.06.05				EPO 1 - EPO 11	Screened out
Doneraile					
FY 04.07.01				EPO 1 - EPO 11	Screened out
FY.04.07.02				EPO 1 - EPO 11	Screened out
FY 04.07.03	EPO 3			EPO 1 - EPO 2, EPO 4 - EPO 11	Screened out
FY.04.07.04				EPO 1 - EPO 11	Screened out
Glanworth					
FY 04.08.01				EPO 1 - EPO 11	Screened out
FY 04.08.02				EPO 1 - EPO 11	Screened out
FY 04.08.03				EPO 1 - EPO 11	Screened out
FY 04.08.04				EPO 1 - EPO 11	Screened out
FY 04.08.05				EPO 1 - EPO 11	Screened out
Kildorrery					
FY 04.09.01				EPO 1 - EPO 11	Screened out
FY 04.09.02				EPO 1 - EPO 11	Screened out
FY 04.09.03	EPO 2			EPO 1,	Screened out

Table 3.2 Summary of the outcome of the SEA Assessment of the Proposed Amendments.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
				EPO 3 - EPO 11	
FY 04.09.04				EPO 1 - EPO 11	Screened out
Kilworth					
FY 04.10.01				EPO 1 - EPO 11	Screened out
FY 04.10.02				EPO 1 - EPO 11	Screened out
Newtownshandrum					
FY 04.11.01				EPO 1 - EPO 11	Screened out
FY 04.11.02				EPO 1 - EPO 11	Screened out
Rathcormack					
FY 04.12.01				EPO 1 - EPO 11	Screened out
FY 04.12.02				EPO 1 - EPO 11	Screened out
FY 04.12.03				EPO 1 - EPO 11	Screened out
FY 04.12.04				EPO 1 - EPO 11	Screened out
FY 04.12.05				EPO 1 - EPO 11	Screened out
Watergrasshill					
FY 04.13.01				EPO 1 - EPO 11	Screened out
FY 04.13.02				EPO 1 - EPO 11	Screened out
Section 5 Villages and Village Nuclei					
FY 05.02.01.01				EPO 1 - EPO 11	Screened out
FY 05.02.01.02	EPO 11			EPO 1 - EPO 10	Screened out
FY 05.02.01.03				EPO 1 - EPO 11	Screened out
Ballyhea					
FY 05.02.05.01				EPO 1 - EPO 11	Screened out
FY 05.02.05.02				EPO 1 - EPO 11	Screened out
Bartlemy					
FY 05.02.07.01				EPO 1 - EPO 11	Screened out
Clondulane					
FY 05.02.08.01				EPO 1 - EPO 11	Screened out
Killavullen					
FY 05.02.12.01	EPO 3			EPO 1 - EPO 2, EPO 4 - EPO 11	Screened out
FY 05.02.12.02				EPO 1 - EPO 11	Screened out
FY 05.02.12.03				EPO 1 - EPO 11	Screened out
FY 05.02.12.04				EPO 1 - EPO 11	Screened out
Shanballymore					

Table 3.2 Summary of the outcome of the SEA Assessment of the Proposed Amendments.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
FY 05.02.13.01				EPO 1 - EPO 11	Screened out
Aghern					
FY 05.03.04.01				EPO 1 - EPO 11	Screened out
Araglin					
FY 05.03.05.01	EPO 3			EPO 1 - EPO 2, EPO 4 - EPO 11	Screened out

3.4.11 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 May 2017.

3.4.12 A total 10 submissions were received on the proposed amendments including from statutory bodies. These included 7 submissions from 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. In general the submissions fell within 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.

3.4.13 In terms of the submissions from the Statutory Bodies, the submission from the Environmental Protection Agency was the only one to specifically reference the SEA process.

3.4.14 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.

3.4.15 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. With respect to the plans for the Metropolitan area, 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 the proposal for a new hospital within the Cork Science and Innovation Park, and proposals in relation to Cork Airport. No changes were proposed to the published amendments in response to this submission.

3.4.16 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 upgrades to the national road network that will be needed to facilitate private development, as TII will not be responsible for same i.e. the development contribution scheme. In relation to the Fermoy Municipal District, the TII submission commented on the details of nine individual amendments, recommending omission of one amendment and seeking further modifications to other 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 regarding the protection of national route corridors.

- 3.4.17 The submission from the EPA acknowledges the Council's 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.
- 3.4.18 Please see the Chief Executive's 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

- 3.4.19 Having considered the submissions received in response to the publication of the amendments proposed for the Draft Fermoy Municipal District Local Area Plan, no further modifications to the published amendments were recommended by the Chief Executive.

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 Fermoy 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 at the Local Area Plan level 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 Fermoy Municipal District has an extensive urban structure and the Fermoy Municipal District Local Area Plan provides for the development of the 3 main towns and 29 villages. 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 Fermoy 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 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
Macroom	46.7	2	3,879
Buttevant	46.1	2	945
Schull	43.8	2	658
Mitchelstown	42.8	2	3,677
Charleville	41.1	3	3,646
Newmarket	41.0	3	988
Skibbereen	39.2	3	2,670
Youghal	38.2	3	7,794
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 Fermoy 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 based inter-urban public transport services and the rail link from Charleville. 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 the Fermoy Municipal District, this scenario concentrates growth in fewer settlements, with most of the growth directed towards Fermoy, Mitchelstown and Charleville with the aim of delivering a sufficient critical mass of population in these towns so as to justify further investments in primarily bus based public transport around the county. Charleville is allocated a higher proportion of this growth than Fermoy and Mitchelstown with the aim of optimising rail based transport. 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 growth level in Fermoy and Mitchelstown may have implications for the viability of future water services investment. The increased population targets for Charleville will require a greater level of investment in a range of services.
- 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).

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.
- 4.3.13 Within the Fermoy MD this scenario focuses a greater level of growth in Fermoy and Charleville and a slightly lesser level of growth in Mitchelstown. This approach reflects the similar roles of the three towns within the Cork County Development Plan employment hierarchy but also takes into account the existing higher employment base in Fermoy and proximity to the city and relatively high employment base in Charleville combined with significant quantum of suitable employment land in the town.

Environmental Impacts Scenario Two

- 4.3.14 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.
- 4.3.15 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 practice in development management and would be balanced with lower development pressures in other areas, particularly the villages and rural areas with less pressure on the water quality, biodiversity, landscape etc. in these areas. In addition more people will have the opportunity to work locally and 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.
- 4.3.16 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

- 4.3.17 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.
- 4.3.18 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.

Scenario 3: Balanced Growth

- 4.3.19 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.

4.3.20 In the Fermoy MD, the majority of the growth is assigned to the three main towns with more modest growth in the villages and rural areas.

Environmental Impacts

4.3.21 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.

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

4.3.23 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 areas 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.

4.3.24 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

4.3.25 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.

4.3.26 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.

4.4 Assessment of alternatives against the EPOs

4.4.1 The evaluation of the three proposed alternatives scenarios for their respective impacts on the environment was undertaken utilising the Environmental Protection Objectives (EPOs), which are detailed below.

Table 4.3: 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 Fermoy Municipal District so people have the opportunity to live in communities with high quality residential,</p>	<p>Deliver on the population target for the Municipal District, especially in the main towns.</p> <p>Promote the economic development of the area.</p> <p>Co-ordinate new housing</p>	<p>Significant change in the population of the main towns.</p> <p>Distance and mode of transport to work/ school.</p>

Table 4.3: List of Environmental Protection Objectives, Targets and Indicators

Environmental Protection Objective	Targets	Indicators
working and recreational environments with sustainable travel patterns.	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.	
<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>	Avoid incompatible development nears SEVESO sites or IPPC licensed sites Ensure new development is well served with community facilities and facilitates including walking and cycling routes.	<p>Number of planning permissions granted within the consultation distance of Seveso sites/IPPC facilities.</p> <p>Number of new primary health care/schools/crèches/ community facilities provided.</p> <p>Amount of (Km) new cycle ways provided.</p>
<p>Biodiversity, Flora and Fauna (BFF)</p> <p>EPO 3: Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management, 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. • Establishment of a Green Infrastructure Strategy for the County. • Protect habitats from invasive species. 	<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 measured by the increase in the amount of brownfield land associated with each settlement and the number of one off houses being built in the countryside. • Number of actions achieved in Biodiversity Action Plan • Progress on Green Infrastructure strategy

Table 4.3: List of Environmental Protection Objectives, Targets and Indicators

Environmental Protection Objective	Targets	Indicators
<p>Soil (S)</p> <p>EPO 4: Protect the function and quality of the soil resource in the Fermoy Municipal District</p>	<p>Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Encourage sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste.</p>	<p>Number of brownfield sites that have been redeveloped. Volume of construction and demolition waste recycled. Reduction in number of vacant and derelict buildings.</p>
<p>Water (W)</p> <p>EPO 5: Maintain and improve the quality of water resources and improve the management and sustainable use of these resources to comply with the requirements of the WFD.</p>	<p>To achieve at least ‘good’ status in all bodies of surface waters (lakes rivers, transitional and coastal waters). Achieve compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC (protection of groundwater). Not to permit development where it would result in a WWTP exceeding the terms of its discharge licence. Encourage future population growth in areas served by urban waste water treatment plants and public water supplies.</p>	<p>Trends in classification of overall status of surface water under Surface Water Regulations 2009 (SI No 272 of 2009) 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.</p>
<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>	<p>Ensure air quality monitoring results are maintained within appropriate emission limits. Increase modal shift in favour of public transport, walking and cycling.</p> <p>Encourage production and use of renewal energy. Encourage energy efficiency in building design and construction. Provide flood protection measures where appropriate.</p>	<p>Trends in Air Quality monitoring data. Percentage of population travelling to work by public transport, walking or cycling.</p> <p>Number of wind turbines permitted. Number of developments permitted within areas at risk of flooding.</p>

Table 4.3: List of Environmental Protection Objectives, Targets and Indicators

Environmental Protection Objective	Targets	Indicators
	Avoid inappropriate development in areas of flood risk.	
<p>Cultural Heritage (CH)</p> <p>EPO 8: Protect and, where appropriate, enhance the character, diversity and special qualities of architectural, archaeological and cultural heritage (including Gaeltachtaí) in County Cork.</p>	<p>No loss of or adverse impact on the fabric or setting of monuments on the Record of Monuments (RMP).</p> <p>No loss of or adverse impact on the architectural heritage value or setting of protected structures.</p> <p>No loss of or adverse impact on structures recorded on the National Inventory of Architectural Heritage.</p> <p>Implement the Cork County Heritage Plan</p>	<p>Loss of or adverse impact on monuments on the Record of Monuments (RMP).</p> <p>Loss of or adverse impact on protected structures included on the RPS or structures included on the NIAH.</p>
<p>Landscape (L)</p> <p>EPO 9: Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in County Cork.</p>	No large scale development permitted in areas of high landscape value.	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>	<p>Develop the road, rail and public transport infrastructure of the county to facilitate sustainable growth and travel patterns.</p> <p>Ensure appropriate water services infrastructure is delivered in areas targeted for population growth.</p> <p>Protect and optimise the use of the existing building stock.</p> <p>Facilitate the sustainable expansion of production facilities to enable economic growth and create new employment opportunities.</p> <p>Protect and enhance green</p>	New critical infrastructural projects completed (projects identified by the CDP).

Environmental Protection Objective	Targets	Indicators
	infrastructure. Protect existing recreational facilities and green infrastructure.	
Flooding (F) EPO 11: Protect flood plains and areas at risk of flooding from inappropriate development.	No inappropriate development permitted in areas at risk of flooding. All applications in areas at risk to be accompanied by detailed a flood risk assessment.	Number and nature of developments permitted in areas at risk.

4.4.2 The findings of the assessment of the alternatives against the EPOs are set out in Table 4.4 below.

	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	EPO 1 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 was the preferred scenario as it was 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 Fermoy 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 Fermoy 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 Plan is 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 requires 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, 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.

Habitats Directive Screening Report

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1 Introduction

1.1 Context

This is the Habitats Directive Screening Report for the Fermoy 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 Fermoy 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 Fermoy 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 Fermoy Municipal District Local Area Plan (November 2016); and to
- the Habitats Directive Assessment Report for the Proposed Amendments to the Fermoy 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 Fermoy Municipal District Local Area Plan (November 2016), and to the Strategic Environmental Assessment Statement for the Fermoy 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 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 and Plan Area

The Fermoy Municipal District is located to in the north east of the county bounded by the Galtees and the Ballyhouras to the north, the Nagles to the south west and the Kilworth hills to the east. The main town within the MD is Fermoy which lies on the banks of the Blackwater. Other important rivers include the Funshion and Araglin. The MD is characterised by its rich agricultural hinterland, the river valley of the Blackwater as well as upland areas. The boundaries of the plan area are shown on **Figure 1** below.

Figure 1: Cork Municipal Districts Areas



2.1 Section 1 Introduction

The Fermoy 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.

This section 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 Council 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 of the plan sets out the overall strategy for the Fermoy Municipal District. It sets out the housing requirements and zoned housing land supply for each of the three main towns Fermoy Environs, Mitchelstown and Charleville, and 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 describes the current employment position in the Municipal District as well as the environment and heritage assets within the area. The main message of this section of the plan is that sufficient land has been provided to meet population targets but that infrastructure remains a constraint to delivering on those targets.

2.3 Section 3 Main Towns

The main policies and objectives including land use zoning maps for the main towns Mitchelstown and Charleville and for the environs of Fermoy in the Fermoy Municipal District are established in this section. 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 eleven key villages in the Fermoy Municipal District. These are Doneraile, Newtownshandrum, Kilworth, Glanworth, Rathcormack, Castleyons/Bridebridge, Castletownroche, Ballyhooly, Watergrasshill, Conna and Kildorrey. 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

There are ten villages and eight village nuclei in the Fermoy Municipal District. The villages are Killavullen, Bartlemy, Ballynoe, Clondulane, Ballindangan, Glennahulla, Ballyhea, Shanballymore, Coolagown and Curraglass. The village nuclei are Aghern, Grange, Ballygiblin, Araglin, Curraghalla, Kildinan (The Pound), Knockanevin and Rockmills. This section of the plan sets out proposed scale of growth and other development objectives for each of these 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 policy 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

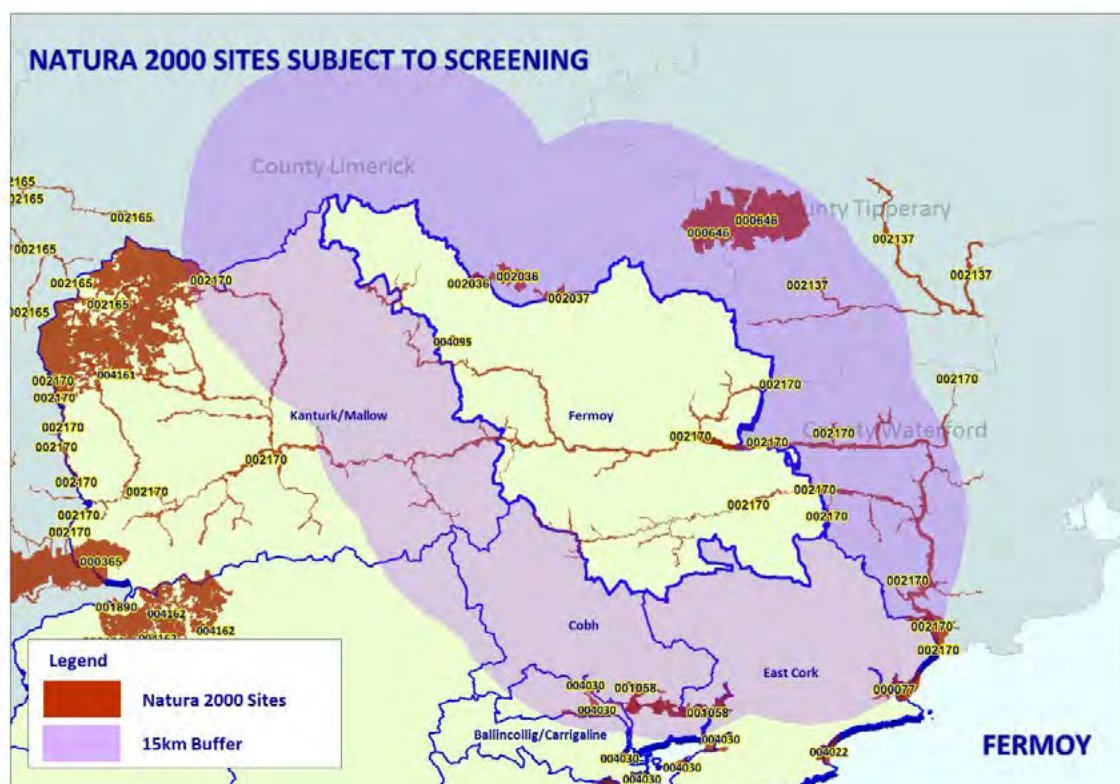


Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0077	Ballymacoda (Clonpriest and Pillmore) SAC	<ul style="list-style-type: none"> Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] 	To maintain the favourable conservation condition of the following habitats for which the Ballymacoda (Clonpriest and

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] • Mediterranean salt meadows (Juncetalia maritime) [1410] 	<p>Pillmore) SAC is designated:</p> <ul style="list-style-type: none"> • Estuaries; • Mudflats and sandflats not covered by seawater at low tide • Atlantic salt meadows (Glauco-Puccinellietalia) <p>and to restore the favourable conservation condition of the following habitats for which the Ballymacoda (Clonpriest and Pillmore) SAC is designated:</p> <ul style="list-style-type: none"> • <i>Salicornia</i> and other annuals colonising mud and sand <p>which are defined by attributes and targets set out in Conservation Objectives for Ballymacoda (Clonpriest and Pillmore) (Feb 2015) available at www.NPWS.ie</p>
0646	Galtee Mountains SAC	<ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] • Blanket bogs (* if active bog) [7130] • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] 	<p>To restore the favourable conservation condition of the following habitats in the Galtee Mountains SAC:</p> <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] • Blanket bogs (* if active bog) [7130] • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210]

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> • Siliceous rocky slopes with chasmophytic vegetation [8220] <p>which are defined by attributes and targets set out in Galtee Mountains Conservation Objectives (Aug 2016) available at www.NPWS.ie</p>
1058	Great Island Channel SAC	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] 	<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 maritima</i>) [1330] <p>which are defined by attributes and targets set out in Conservation Objectives for the Great Island Channel SAC (June 2014) available at www.NPWS.ie</p>
2036	Ballyhoura Mountains SAC	<ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Blanket bogs (* if active bog) [7130] 	<p>To restore the favourable conservation condition of the following habitats for which the Ballyhoura Mountains SAC has been designated:</p> <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Blanket bogs (* if active bog) [7130] <p>as defined by attributes and targets set out in Conservation Objectives</p>

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			for Ballyhoura Mountains SAC (Aug 2016) available at www.NPWS.ie
2037	Carrigeenamronety Hill SAC	<ul style="list-style-type: none"> • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] <p>as set out in the Conservation Objectives for Carrigeenamronety Hill SAC (August 2016) available at www.NPWS.ie</p>
2137	Lower River Suir SAC	<ul style="list-style-type: none"> • <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> (Twaité Shad) [1103] • <i>Salmo salar</i> (Salmon) [1106] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] • <i>Lutra lutra</i> (Otter) [1355] • 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] • Hydrophilous tall herb fringe 	<p>To maintain the favourable conservation condition of the following habitats and species</p> <ul style="list-style-type: none"> • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] • Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430] • <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] • <i>Lutra lutra</i> (Otter) [1355] <p>and to restore the favourable conservation condition of the following habitats and species</p> <ul style="list-style-type: none"> • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]; • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p>communities of plains and of the montane to alpine levels [6430]</p> <ul style="list-style-type: none"> • 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>Taxus baccata</i> woods of the British Isles [91J0] 	<p>[91A0]</p> <ul style="list-style-type: none"> • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] • <i>Taxus baccata</i> woods of the British Isles [91J0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <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> (Twaité Shad) [1103] • <i>Salmo salar</i> (Salmon) [1106] <p>as defined by attributes and targets set out in the Conservation Objectives for the Lower River Suir (March 2017) 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>Glauco-Puccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia 13ygnus1313</i>) [1410] • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] 	<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

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • 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>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>banks [1220]</p> <ul style="list-style-type: none"> • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Mediterranean salt meadows (<i>Juncetalia ygnus</i>) [1410] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation [3260] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Alosa fallax fallax</i> (Twaite Shad) [1103] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] • <i>Lutra lutra</i> (Otter) [1355] <p>which are defined by attributes and targets set out in Conservation Objectives for the Blackwater River (July 2012) available at www.NPWS.ie</p> <p>*status of <i>Taxus baccata</i> woods of the British Isles as a qualifying feature for this SAC is currently under review.</p>

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
4023	Ballymacoda Bay SPA	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • 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] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris 15ygnus</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 15ygnus15</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Wetland and Waterbirds [A999] 	<p>To maintain the favourable conservation condition of the following bird species in Ballymacoda Bay SPA:</p> <ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • 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] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris 15ygnus</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 15ygnus15</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • 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 Ballymacoda Bay SPA as a resource for the regularly-occurring migratory birds

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>that utilise it</p> <p>as defined by attributes and targets set out in Conservation Objectives for Ballymacoda Bay SPA (Feb 2015) which are available at www.NPWS.ie</p>
4028	Blackwater Estuary SPA	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris cygnus</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 tygnus</i>) [A162] • Wetland [A999] 	<p>To maintain the favourable conservation condition of the following bird species in the Blackwater Estuary SPA:</p> <ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris cygnus</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 16ygnus16</i>) [A162] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in the Blackwater Estuary SPA as a resource for the regularly-occurring migratory birds that utilise it <p>as defined by attributes and targets set out in Conservation Objectives Blackwater Estuary SPA May 17 2012 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] 	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p>

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris 17ygnus</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 17ygnus17</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 [A999] 	<ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris 17ygnus</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 17ygnus17</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>

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<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 as defined by attributes and targets set out in Conservation Objectives Cork Harbour SPA (Dec 2014) which are available at www.NPWS.ie
4094	River Blackwater Callows SPA	<ul style="list-style-type: none"> Whooper Swan (<i>Cygnus 18yggnus</i>) [A038] Wigeon (<i>Anas penelope</i>) [A050] Teal (<i>Anas crecca</i>) [A052] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Wetland and Waterbirds [A999] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> Whooper Swan (<i>Cygnus 18yggnus</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 (Aug 2016) which are available at www.NPWS.ie</p>
4095	Kilcolman Bog SPA	<ul style="list-style-type: none"> Whooper Swan (<i>Cygnus cygnus</i>) [A038] Teal (<i>Anas crecca</i>) [A052] Shoveler (<i>Anas clypeata</i>) [A056] Wetland and Waterbirds [A999] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> Whooper Swan (<i>Cygnus 18yggnus</i>)

Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>[A038]</p> <ul style="list-style-type: none"> • Teal (<i>Anas crecca</i>) [A052] • Shoveler (<i>Anas clypeata</i>) [A056] <p>and</p> <ul style="list-style-type: none"> • to maintain or restore the favourable condition of the wetland habitat at Kilcolman Bog as a resource for the regularly-occurring migratory waterbirds that utilise it <p>as set out in the Conservation Objectives for Kilcolman Bog which are available at www.NPWS.ie</p>
4161	Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA	<ul style="list-style-type: none"> • Hen Harrier (<i>Circus cyaneus</i>) [A082] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Hen Harrier (<i>Circus cyaneus</i>) [A082] <p>as set out in the Conservation Objectives for the Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA (Aug 2016) which are available at www.NPWS.ie</p>

4 Summary of 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 of this document.

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 planning issues and choices to be made to facilitate the future development of the main settlements within the Municipal District.</p> <p>This document identified key planning issues within the Municipal District and 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 to Monday 25th January 2016.</p> <p>A total of 46 submissions were made in response to the preliminary consultation document.</p>	<p>A number of the submissions raised issues relating to the protection of Natura 2000 sites and biodiversity generally. Submissions from the DoAHG, EPA, IFI and an Taisce emphasised the need to address issues of concern in relation to the Blackwater River SAC via the AA process, and emphasised the need to provide protection to natural habitats and native species.</p>
January – November 2016	<p>Council prepared the draft Fermoy MD Local Area Plan taking account of the submissions made during the first public consultation process.</p> <p>The linkage between the Fermoy MD LAP and the Cork County Development Plan was described in Section 1.7 of the draft Plan, where it is stated that the Local Area Plan must be consistent with the objectives of the Cork County Development Plan. This included those objectives relating to the protection of heritage, green infrastructure and the environment. This part of the plan also included a section which relates particularly to issues around the Blackwater River Special Area of Conservation and water quality</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 number of modifications to be made to the plan to ensure compliance with the Habitats and Birds Directives.</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>issues.</p> <p>Section 1.10 of the plan clarified 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. It clearly states 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>November 2016-January 2017</p>	<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>
<p>January-April 2017</p>	<p>A total of 69 submissions were received in relation to the draft plan including five made in respect of biodiversity generally. These related to general principles at a county wide level rather than plan or site specific issues.</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</p>	<p>The proposed amendments as agreed by Council members following consideration of the Chief Executive’s Report, were subject to Habitats Directive screening assessment process. A Habitats Directive Screening Report was prepared in respect of same.</p> <p>None of the proposed amendments were identified to pose a possible risk of impact on 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>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 resolved to make 129 of amendments to the plan following consideration of the Chief Executive's Report.</p>	
May 2017	<p>Proposed amendments (129) 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>	The Habitats Directive Screening Report for the proposed amendments was published and made available for public consultation during this period.
June-July 2017	<p>A total of 6 submissions were received in relation to the proposed amendments for this plan, with a further 3 which related to county wide issues, but which had issues of relevance for Fermoy.</p> <p>No submissions related to matters concerning the Natura 2000 network or the Habitats Directive Screening Report of the proposed amendments.</p> <p>Issues raised in the submissions were summarised in the Chief Executive's (Section Report (published June 16th) with recommendations in relation to same.</p>	The Chief Executive recommended the exclusion of four amendments from the plan. These were reviewed to determine whether their exclusion could give rise to negative impacts on any Natura 2000 site. No issues of concern were identified (see section 4.3 of this report).
24 th July 2017	<p>Council Members resolved to make the Fermoy Municipal District Local Area Plan.</p> <p>Members adopted all proposed amendments to the plan as published, including the four amendments recommended to be excluded in the CE Report (June 16th).</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.
21 st August	The Fermoy Municipal District Local Area Plan was published.	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

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.
		Statement in respect of the plan as adopted was published with the Local Area Plan.

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 eight Natura 2000 sites which are listed below. No ecological or hydrological linkages connecting towns or settlements within the Municipal District to these Natura 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
0077	Ballymacoda (Clonpriest and Pillmore) SAC
0646	Galtee Mountains SAC
1058	Great Island Channel SAC
2036	Ballyhoura Mountains SAC
2037	Carrigeenamronety Hill SAC
4023	Ballymacoda Bay SPA
4030	Cork Harbour SPA
4095	Kilcolman Bog SPA

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.

The assessment looked at settlement specific policies and considered whether these were compatible with the protection of the remaining sites. On foot of the assessment, it was considered that there was no risk of impact to the Blackwater Callows SPA. Full details of the assessment made in respect of this site is set out in the Screening Report completed for the draft plan.

There were two sites, Blackwater River SAC (2170) and Blackwater Estuary SPA (4028) for which possible impacts were identified. Recommendations were made in the screening report for modifications to be made to the draft plan in order to minimise these risks. The recommendations are summarised in **Table 3** below.

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

Issue	Relevant Natura Site	Recommendation
<p>Boundary Issues: Land which forms part of the Blackwater River SAC lies within a number of settlements within the Municipal District and was identified as part of the Existing Built up Area in some of these settlements. It was considered that this description does not accord with the protected status of these lands and could imply that the areas are suitable for development.</p>	Blackwater River SAC	It was recommended that areas within the SAC which are described as Existing Built up Area be zoned as Open Space not suitable for development
<p>Nutrients Issues: Many of the freshwater species for which the Blackwater River SAC is designated are sensitive to changes in water quality and have the potential to be affected by changes in water quality which could be brought about by increasing nutrient inputs.</p> <p>Table 2.3 of the plan identifies which</p>	Blackwater River SAC Blackwater Estuary SPA	<p>It was recommended in the screening document that it be made clear in the plan, that the WWTPS which may require investment to resolve issues other than capacity issues be identified in Table 2.3.</p> <p>It was recommended that it be clarified that further assessment would be required in respect of development in settlements with WWTPs with CCC</p>

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

Issue	Relevant Natura Site	Recommendation
<p>WWTPs within the MD have capacity to cater for additional growth proposed in the plan, and where capacity has to be increased to cater for the proposed increases in population. However, while plants may have capacity to cater for additional growth, some of these have issues relating to compliance with licensing and are known to be giving rise to negative impacts on water quality. For these plants, issues beyond providing additional capacity will need to be resolved to facilitate additional growth provided for in the plan.</p>		<p>licensed discharges (where there is no available information relating to water quality), to determine whether proposed development can proceed.</p>
<p>Surface Water Management Issues: The maintenance of natural hydrological conditions in the Blackwater and its tributaries is a critical factor in maintaining favourable conditions for freshwater habitats and species for which the SAC is designated. It was considered that there was a lack of clarity in the draft plan around requirements for management of surface waters and that this situation could result in new developments being proposed / permitted which might not make adequate provision for management of surface waters.</p>	<p>Blackwater River SAC</p>	<p>It was recommended that the General Objectives relating to the disposal of surface water be strengthened to provide better guidance to prospective developers, clarifying that surface water run-off should always be maintained at Greenfield rates and to encourage the use of Sustainable Urban Drainage Systems.</p>
<p>Water Abstraction: There are three surface water abstractions which provide drinking water to settlements within the Fermoy MD. All lie within the Blackwater River SAC. It is not known whether increased growth in the relevant settlements (Fermoy, Conna and Castletownroche) would require increased levels of abstraction from within the SAC and what might be the impacts on habitats or species for which the SAC is designated of any increased abstraction.</p>	<p>Blackwater River SAC</p>	<p>It was recommended that it be clarified in the plan that it will be necessary to carry out ecological assessment in respect of any proposals to increase the volume of water to be abstracted from watercourses within the SAC to facilitate any new development provided for by the LAP.</p>
<p>Riverside Walks: One proposed riverside walk within the Blackwater River SAC was identified in the plan. This walk is in Killavullen. The</p>	<p>Blackwater River SAC</p>	<p>It was recommended that consideration would be given to adding explanatory text to the related objective to clarify that this walk must be designed sensitively to</p>

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

Issue	Relevant Natura Site	Recommendation
development and use of this walk could have the potential to have disturbance related impacts on some of the species for which the SAC is designated and its development could also pose a risk of causing water pollution during the construction phase.		ensure that its development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna

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 69 submissions were received in respect of the draft plan. Following consideration of the submissions and deliberations of Council Members, a total of 129 amendments were proposed to be made to the Local Area Plan. These amendments responded to:

- observations made in public consultation submissions;
- 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.

Table 4: Proposed amendments responding to recommendations of Habitats Directive Screening Assessment of Draft Plan

FY 02.04.01 - Amends Section 2 to clarify that some settlements which have infrastructural capacity may have other issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.
FY 02.04.02 – Amends Water Services key of Table 2.3 to clarify that there may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.
FY 02.04.03 – Amends Water Services key of Table 2.3 to clarify that proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers to cater for additional growth will be subject to Habitats Directive Assessment.

Table 4: Proposed amendments responding to recommendations of Habitats Directive Screening Assessment of Draft Plan

FY 03.02.03 - Fermoy - Clarifies drinking water and waste water management policy in the town of Fermoy.
FY 03.02.04 – Fermoy – Clarifies policy relating to increasing surface water abstractions to provide drinking water to Fermoy Town. States that proposals to increase volumes of abstraction of water from the Blackwater River to serve Fermoy must be subject to Habitats Directive Assessment, and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for the Blackwater River SAC.
FY 03.02.05 – Fermoy – Clarifies policy relating to surface water management and Sustainable Urban Drainage Systems for Fermoy.
FY 03.02.07 – Fermoy – Clarifies that there is a presumption against permitting development within the SAC. Highlights particular requirement to protection of Otters along the river.
FY 03.02.08 – Fermoy – Relates to surface water management issues. Amendment is to standardise approach to this issue across all settlements in the plan area.
FY 03.02.09 - Fermoy - Relates to surface water management issues. Amendment is to standardise approach to this issue across all settlements in the plan area and clarifies requirement for implementation of SUDS.
FY 03.02.11 – Fermoy - Deletes objective relating to development of riverside walkway.
FY 03.03.01 – Mitchelstown- Clarifies drinking water and waste water management policy in the town of Mitchelstown.
FY 03.03.03 – Mitchelstown - Relates to surface water management issues. Amendment is to standardise approach to this issue across all settlements in the plan area.
FY 03.03.04 – Mitchelstown - Relates to surface water management issues. Amendment is to standardise approach to this issue across all settlements in the plan area and clarifies requirement for implementation of SUDS.
FY 04.02.01 – Key Villages - Clarifies drinking water and waste water management policy in the key villages.
FY 04.02.02 – Key Villages – Clarifies surface water management policy for key villages.

Table 4: Proposed amendments responding to recommendations of Habitats Directive Screening Assessment of Draft Plan

FY 04.02.03 – Key Villages – Relates to standardisation of surface water management policy for key villages and clarifies requirement for implementation of SUDS.
FY 04.04.03- Castlelyons / Bridebridge - Adjusts the development boundary to the south to omit areas within SAC from the development boundary.
FY 04.04.05 Castlelyons / Bridebridge- Clarifies drinking water and waste water management policy in Castlelyons/Bridebridge.
FY 04.05.02 Castletownroche – Adjusts the development boundary of Castletownroche to exclude an area of land within the Blackwater SAC from the development boundary.
FY 04.05.03 – Castletownroche - Clarifies drinking water and waste water management policy in Castletownroche.
FY 04.06.03 – Conna - Amends Conna settlement boundary to exclude an area of land within the Blackwater SAC from the development boundary.
FY 04.06.04 – Conna - Clarifies drinking water and waste water management policy in Conna.
FY 04.07.03 – Doneraile - Amend map of Doneraile to expand open space zoning 0-03 to include lands within the Blackwater SAC and adjoining land within flood risk area along river.
FY 04.08.02 – Glanworth - Clarifies wastewater management policy for Glanworth.
FY 04.09.01 – Kildorrery - Clarifies wastewater management policy for Kildorrery.
FY 04.10.01 – Kilworth - Clarifies wastewater management policy for Kildorrery.
FY 04.12.02 – Rathcormack - Clarifies wastewater management policy for Rathcormack.

Table 4: Proposed amendments responding to recommendations of Habitats Directive Screening Assessment of Draft Plan

FY 04.13.01 – Watergrasshill - Clarifies wastewater management policy for Watergrasshill.
FY 05.02.01.01 – Villages - Clarifies wastewater management policy in the villages.
FY 05.02.01.02 –Villages - Clarifies surface water management policy in the villages, includes requirement for implementation of Sustainable Urban Drainage Systems.
FY 05.02.01.03 – Villages - relates to standardisation of surface water management policy in the villages.
FY 05.02.05.01 – Ballyhea - Clarifies wastewater management policy for Ballyhea.
FY 05.02.07.01 – Bartlemy - Clarifies wastewater management policy for Bartlemy.
FY 05.02.08.01 – Clondulane- Clarifies wastewater management policy for Bartlemy.
FY 05.02.12.01 Killavullen-Clarifies that there is a presumption against development within SAC lands in the settlement boundary of Killavullen.
FY 05.02.12.03-Killavullen – Deletes objective relating to development of riverside walk in Killavullen.
FY 05.02.12.04 – Killavullen - Clarifies wastewater management policy for Killavullen.
FY 05.02.13.01 – Shanballymore- Clarifies wastewater management policy for Shanballymore.
FY 05.03.05.01 – Araglin - Amend development boundary of Araglin to exclude area of land to the east of the village that is within the Blackwater SAC.

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** above. The main focus of the assessment was to identify whether the proposed amendments might

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

Table 5 below summarises the findings of the assessment. 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

Notes:

A decision was taken to adjust the boundaries of a number of settlements to omit designated land from within the settlements, rather than to zone such land as Open Space as was recommended in the Screening Report. This was considered to be an acceptable approach to resolve this issue.

As objectives and policy relating to Fermoy Town were omitted by amendment on foot of a submission from the Department of Housing, Planning, Community and Local Government, recommendations from the Habitats Directive which applied to the town were considered no longer to be relevant.

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

4.3 Final Changes to Plan

A total of four plan specific submissions were made in respect of the proposed amendments to the draft plan with a further five submissions which related to County wide issues. 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.

No issues were raised in relation to any Natura 2000 site or to Habitats Directive Assessment.

No modifications were proposed to be made to any amendments following the review of the submissions. The recommendations of the Chief Executive to exclude four amendments

- Amendment FY 03.02.20, FY B-05, New Business Zoning Fermoy
- Amendment FY 03.03.17 MH I-05, New Industrial Zoning Mitchelstown
- Amendment FY 03.03.18, MH I-06, New Industrial Zoning Mitchelstown
- Amendment FY 03.03.19, MH MH-R-13, New Residential Zoning Mitchelstown

were rejected by Council Members and these amendments were agreed to be made to the plan. 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

Fermoy Municipal District Local Area Plan	
Name And Location Of Natura 2000 Sites Subject To Screening For Appropriate Assessment	<p>0077 Ballymacoda (Clonpriest) and Pillmore SAC</p> <p>0646 Galtee Mountains SAC</p> <p>1058 Great Island Channel SAC</p> <p>2036 Ballyhoura Mountains SAC</p> <p>2037 Carrigeenamronety Hill SAC</p> <p>2137 Lower River Suir SAC</p> <p>2170 Blackwater River SAC</p> <p>4023 Ballymacoda Bay SPA</p> <p>4028 Blackwater Estuary SPA</p> <p>4030 Cork Harbour SPA</p> <p>4094 River Blackwater Callows SPA</p> <p>4095 Kilcolman Bog SPA</p> <p>4161 Stacks to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA</p>
Description Of The Plan	<p>The Fermoy 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.</p>
Is The Plan Directly Connected With Or Necessary To The Management Of The Natura 2000 Sites Identified Above	No
Are There Other Projects Or Plans That Together With This Plan Could Give Rise To Cumulative Impacts On Any Of The Above Listed Sites	<p>Possible risks of impact were identified in respect of two sites:</p> <ul style="list-style-type: none"> • Blackwater River SAC • Blackwater Estuary SPA <p>Other plans that set land use policy and promote economic development, development related to tourism, agriculture, forestry, renewable energy, exploitation of mineral resources and other infrastructure development including the development of roads etc within the catchment of the Blackwater River could act 'in combination; with policies set out in the Fermoy MD Local Area Plan to give rise to negative impacts on these two sites. These include</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 County Local Economic and Community Plan 2016 • North and West Cork Strategic Plan 2002-2020 • East Cork Municipal District Local Area Plan (Cork County Council) 2017 • Kanturk Mallow Municipal District Local Area Plan (Cork County Council) 2017 • Fermoy Town Development Plan 2009. • Mallow Town Development Plan 2010. • Youghal Town Development Plan 2009. • A Tourism Statement of Strategy and Work Programme 2017-2022 • Growing Tourism in Cork - A Collective Strategy 2016-2020 • Trails for Tourism – A Policy to Maximise the Economic Benefit to the County 2015
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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 at the draft plan screening stage which could have the potential to give rise to impacts on one or more Natura 2000 sites were as follows:</p> <p>Boundary Issues: A number of settlements within the Fermoy MD were identified whose boundaries overlap with the Blackwater River Special Area of Conservation.</p> <p>Some of the SAC land within these areas is zoned as Open Space and is unlikely to come under pressure for development. While no SAC lands within these settlements were zoned specifically for development, lands within the SAC without a specific Open Space zoning were considered to be vulnerable to pressure to be developed. In order to reduce pressure for development in these areas, it was recommended that consideration be given to zoning SAC land within the settlement boundaries of these towns as Open Space - not suitable for development, at the amendments stage.</p> <p>Nutrients Issue: Many of the freshwater species for which the SAC is designated are sensitive to changes in water quality and have the potential to be affected by changes in water quality which could be brought about by increasing nutrient inputs. Waste water treatment plants associated with a number of settlements within the Fermoy MD discharge treated wastewater directly to the SAC.</p> <p>Table 2.3 of the draft plan identified which of these plants have capacity to cater for the additional growth during the lifetime of the plan and which of the plants will require further investment to increase capacity, through a colour coding system. While plants coded green in the draft LAP do not have capacity issues, the screening assessment identified that there may be other issues pertaining to these plants which have resulted in lack of compliance with their license conditions, or, in some cases, identified plants which are affecting downstream water quality. These plants will require investment and upgrading to ensure not only that capacity issues are addressed, but also that issues relating to license compliance and impacts on water quality are addressed. In the interest of clarity, it was recommended that consideration be given at the amendments stage to identifying the WWTPs which have issues (other than capacity issues) which may require investment or further improvements at the plants in order to accommodate proposed growth.</p> <p>A number of settlements which have a certified waste water discharge to riverine systems within the catchment of SAC. No information was readily available to determine whether the discharges from WWTPs in these settlements is affecting water quality when the draft plan was being screened. It was recommended that it be clarified in the plan, that capacity for these settlements to accept additional growth using</p>

	<p>existing WWTP would have to be completed at project stage.</p> <p>Surface Water Issues: The maintenance of open water and stable hydrological processes in freshwater river systems within the SAC is an important component in ensuring the protection of river substrates which can support healthy freshwater habitats and sustainable populations of freshwater species. Many of the settlements in the Fermoy MD are located along river systems and some of the land within these settlements is identified to be at risk of flooding.</p> <p>In order to ensure that new development can be accommodated without affecting natural hydrological processes, it will be important to ensure that surface water discharges are maintained at Greenfield rates.</p> <p>It was recommended that consideration be given to strengthening the General Objective relating to disposal of surface water in the plan, to clarify that surface water run-off should always be maintained at Greenfield rates, and to encourage use of SuDS.</p> <p>Water Abstraction Issues: Three of the settlements within the Fermoy MD rely on the rivers of the SAC for their drinking water supply. Abstractions from rivers can have the potential to affect natural hydrological processes in rivers. It was recommended that it be clarified in the plan, that ecological impact assessment/Habitats Directive screening assessment would be required, should increased abstraction be required to facilitate growth proposed in the plan.</p> <p>Riverside Walkway Issues: One riverside walk was identified in the draft plan within the Blackwater River SAC. It will be important that such walks are designed sensitively to ensure that impacts on riverside and riverbank habitats and disturbance to species such as Otter are avoided. It was recommended that consideration would be given to adding explanatory text to the related objective to clarify that this walk must be designed sensitively to ensure that its development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna.</p>
<p>Changes To The Draft Plan To Prevent These Impacts</p>	<p>All of the recommendations of the screening report were accepted and 37 amendments were made to the plan to address the identified issues. These are set out in Table 4 above.</p> <p>A decision was taken to adjust the boundaries of a number of settlements to omit designated land from within the settlements, rather than to zone such land as Open Space as was recommended in the Screening Report. This was considered to be an acceptable approach to resolve this issue.</p> <p>As objectives and policy relating to Fermoy Town were omitted by amendment on foot of a submission from the Department of Housing,</p>

	Planning, Community and Local Government, recommendations from the Habitats Directive which applied to Fermoy Town were considered no longer to be relevant.
Proposed Amendments To Draft Plan	A total of 129 amendments were proposed to be made to the plan. These were screened to determine any possible implications for Natura 2000 sites. No implications for any Natura 2000 site were identified to be likely to arise from the proposed amendments. No changes were required to be made at this stage of plan making.
Final Changes To Draft Plan	A total of 9 submissions were made in respect of the proposed amendments to the plan (4 which were plan specific and 5 which related to county wide issues). All proposed amendments to the draft plan as published in May 2017 resolved to be made by Council members. No final modifications were made 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 Fermoy 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 Fermoy MD 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 Fermoy MD Local Area Plan Documents	
Publication Date	Document Title
14 th December 2015	Fermoy Municipal District Local Area Plan Review Public Consultation Document
15 th April 2016	Proposed Fermoy Municipal District Local Area Plan 2017, Chief Executive's Report on Preliminary Public Consultation Process
16 th November 2016	Draft Fermoy Municipal District Local Area Plan
16 th November 2016	Draft Fermoy 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	Fermoy 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 Fermoy Municipal District Local Area Plan Proposed Amendments to the Draft Plan
2 nd May 2017	Fermoy Municipal District Local Area Plan Proposed Amendments to the Draft Plan Environmental Reports <ul style="list-style-type: none"> • Addendum to Strategic Environmental Report • Strategic Flood Risk Assessment • Changes to the Fermoy Environmental Report • Habitats Directive Screening Report
16 th June 2017	Fermoy Municipal District Local Area Plan 2017, Chief Executive's report on Proposed Amendments Public Consultation Process
21 st August 2017	Fermoy Municipal District Local Area Plan, 2017 Volume One – Main Policy Material Volume Two – Environmental Reports <ul style="list-style-type: none"> • Strategic Environmental Assessment Environmental Statement • Habitats Directive Screening Report Volume Three – Map Browser

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.

