

Fermoy Municipal District Local Area Plan

Proposed Amendments to the Draft Plan

Volume 2 Environmental Reports on Proposed Amendments

2nd May 2017

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

These reports relate to published amendments only.

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Fermoy Municipal District Local Area Plan

Addendum to Strategic Environmental Assessment Environmental Report

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

2nd May 2017

NOTE: This document should be read in conjunction with the Draft Fermoy Municipal District Local Area Plan, November 2016.

Document Verification

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

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Section 1 Introduction

1.1 Overview of this Report

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

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

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

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

1.2 Where we are in the process

1.2.1. The Draft Fermoy Municipal District Local Area Plan, along with three associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Screening Report and Strategic Flood Risk Assessment, was published on the 16th November 2016 and were made available to the public until the 16th of January 2017. Sixty nine submissions were received during the public consultation period on the Draft Fermoy Municipal District Area Local Area Plan. 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.

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

1.2.3. Meetings of the Development Committee of the Council were held on 23rd, 24th and 27th of March 2017 to discuss the Chief Executives Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27 March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan. In total, 129 amendments are proposed to the Draft Fermoy Municipal District Local Area Plan and further consultation with statutory bodies and the public must now take place with regard to these proposed amendments.

1.3 Next Steps

1.3.1. The County Council is obliged to make the proposed amendments to the draft local area plan, together with a report in relation to the Strategic Environmental Assessment, Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council. This period will commence on Tuesday 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th May 2017. In order to be taken into

consideration by the County Council, written submissions or observations must be received within that period.

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

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

Online at www.corkcoco.ie or,

by writing to:

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

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

1.3.5. This document should be read in conjunction with the Draft Fermoy Municipal District Local Area Plan, and associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Screening Report and Strategic Flood Risk Assessment, as published in November 2016.

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

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

Section 2 Issues arising from the Environmental Report

2.1 Overview

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

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

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

2.1.4. It is against this background that the Environmental Report prepared on the Draft Fermoy Municipal District Local Area Plan, made only one recommendation, detailed in Section 6.3 of the Environmental Report, relating to the CV-R-06 residential zoning in Charleville. The Environmental Report noted that part of the CV-R-06 land was at risk of flooding (Zone A) and recommended that the zoning be removed and the lands revert to being classified as part of the existing built up area. An amendment is now proposed to the Draft Plan to address this recommendation (FY 03.04.02).

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

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

3.1 Submissions to the Draft Fermoy Municipal District Local Area Plan

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

3.1.2. The submission from the Southern Regional Assembly noted various elements of the Environmental Report 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.

3.1.3. The main issues raised by the EPA are detailed in Table 3.1 for ease of reference. These issues have also been discussed and responded to in the Chief Executive’s Report to Members. Where changes are proposed these are detailed in the final column of the Table. 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.

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.	<p>This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.</p> <p>Nonetheless, in response to a number of different submissions it is proposed to amend and expand objective LAS-01 in Section 2 of the Local Area Plan to further address the following:</p> <ul style="list-style-type: none"> • water services/ water quality issues, • SUDs issues, 	<p>Proposed Amendment No FY 02.06.03.</p> <p>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 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</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
		<ul style="list-style-type: none"> relevant Objectives in the County Development Plan 2014, Developer provided water services infrastructure (not allowed unless agreed with Irish Water). 	Municipal District, published on 02 May, 2017.
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.	Proposed Amendment FY 02.06.05 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.
3.	In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	<p>Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan.</p> <p>Further clarification on the status of drinking water and waste water treatment infrastructure, as given in Table 2.3 of the Draft Plan will be included where appropriate.</p> <p>Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.</p>	<p>See proposed amendments</p> <p>FY 02.04.01, FY 02.04.02, FY 02.04.03, FY 02.06.03, FY 02.02.03, 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 04.012.02, FY 04.013.01, 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, 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.</p>
4.	Need for priority secondary WWT in key settlements should be addressed as a priority.	Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.	No amendment proposed on this issue. See changes proposed under item 1 above.
5.	Commitment to implementing the National Broadband	With regard to the preparation of a Climate Change Adaptation Strategy,	No amendment 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
	Plan and preparing a Climate Change Adaptation Strategy should be included in each plan	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.	
6.	Clarification is required on whether habitat mapping has informed the plans. Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.	<p>Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process, but the project's outputs will be able to inform the Council's wider planning functions.</p> <p>Objectives for the protection of natural heritage have already been included in the plan. See LAS-01 for example in Section 2 of the Plan which provides for the protection of Natura sites, the biodiversity of the area. Objective LAS-01 also references relevant Heritage related objectives of the County Development Plan 2014 including, HE 2-1, and HE2-2.</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 amendments proposed under items 1 and 3 above arising from the Habitat Directive Assessment Screening Report.</p> <p>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.</p> <p>In addition, five further amendments are proposed to 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.</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
		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-O1 (p) for Key Villages and GO-01(d) for Villages and Village Nuclei re the protection of protected sites, biodiversity, landscape etc.	
7.	Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area.	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft Fermoy Plan has 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.</p>	No further changes proposed.
8.	Changes recommended to the wording of EPO1, EPO5 and EPO8 and clarification is required on how the alternatives have been assessed.	Suggested changes to EPO1 and EPO5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.	<p>As suggested by the EPA submission it is proposed to amend the Indicator for EPO1 to replace the word 'increase' with 'change' as follows:</p> <p>Significant increase change in the population of the main towns. Distance and mode of transport to work / school.</p> <p>In relation to EPO 5 it is proposed to amend the wording of the first Target to include the additional words "as follows", as shown below:</p> <p>To achieve at least 'good' status in all bodies of surface waters (lakes, rivers, transitional and</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
			coastal waters). See Appendix A for full text.
9.	Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes	<p>Mitigation measures are built into the objectives of each Local Area Plan e.g. objectives re water services, SUDS, protection of Natura Sites, biodiversity, ecological corridors as mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.</p> <p>In addition the County Development Plan 2014 includes many protective objectives in relation to issues such as Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air Quality, managing Noise and Light emissions, flood risk management, sustainable energy etc. All proposals for development under the Local Area Plan, must comply in the first instance, with the all the provisions of the County Development Plan.</p>	No further changes proposed.
10.	Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order to service future development in Ballincollig.	The Draft LAP, and the amended text in Appendix B1 of the CE Report on the Ballincollig – Carrigaline Plan, acknowledge the need for and identify particular infrastructure to be provided to support further development in Carrigaline. The Council will continue to work closely with all infrastructure providers and stakeholders to ensure that required supporting infrastructure is advanced.	See Chief Executive’s Report to Members on the Ballincollig – Carrigaline Municipal District Plan.
11.	Cobh MD - submission	The provision of a rail station	See Chief Executive’s Report 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
	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	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.	Members on the Cobh Municipal District LAP. No further changes proposed.
12.	West Cork Plan should clarify that the Schull WWTP has recently been upgraded	As part of the proposed amendments to the Draft West Cork Municipal District LAP, it is intended to revise the text of SC-GO-03 for Skull to take account of the upgrading of the waste water treatment plan.	See Chief Executive's Report to Members on the West Cork LAP – proposed Amendment WC 03.07.01
13.	Charleville Lands R-06 are at risk of flooding and need to be reconsidered	As part of the proposed amendments to the Draft Fermoy Municipal District LAP, it is proposed to omit the CV-R-06 zoning in Charleville.	See Chief Executive's Report to Members on the Fermoy Municipal District LAP – proposed Amendment FY.03.04.02

Section 4 Review of Proposed Amendments to the Draft Plan

4.1 Introduction and Determination for Strategic Environmental Assessment

4.1.1. This section of the Strategic Environmental Assessment Environmental Report Addendum No. 1 details the effects on the environment of the proposed amendments to the Draft Fermoy Municipal District Local Area Plan. A total of 129 amendments to the Draft Plan are proposed, including amendments to text and maps.

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

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

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

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

4.2 Overview of Proposed Amendments

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

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

Former Town Council Towns with a Town Development Plan

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

Active Land Management

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

identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

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

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

4.2.6 It is proposed to amend each Local Area Plan to make provision for Active Land Management (See Proposed Amendment FY. 01.09.01, in the 'Proposed Amendments to the Draft Plan' document for the Fermoy Municipal District, published on 02 May, 2017).

Other General Issues

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

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

4.2.9 The Habitats Directive Assessment process recommended a number of changes to the plan and thirty seven different amendments are proposed to address these issues. While the HDA assessment raised a relatively small number of issues, where text or an objective needed to be changed, the change generally needed to be repeated across several settlements, thus giving rise to a lot of amendments.

Settlement Specific Issues

4.2.10 Settlement specific issues which have generated proposed amendments cover a range of topics from zoning, boundary changes, new text regarding infrastructure provision, changes to the wording of zoning objectives, additional archaeological information, etc. In some cases the issue being addressed by an amendment is common to several settlements, e.g. where an issue arose in relation to water quality, it has been necessary, in some cases, to bring forward amendments to several settlements to address the same issue.

4.3 Strategic Environmental Assessment of the Proposed Amendments

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

Table 4.1 Environmental Protection Objectives

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators	
EPO 1	Population (P) To ensure the sustainable development of 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.

4.3.2 Many of the proposed amendments include additional background information on an issue while not affecting the policies or objectives of the plan, or relate to the provision of factual information or clarification. Where such changes were considered unlikely to result in any significant environmental impact, they have been judged to be 'neutral'. Other changes were considered 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.

4.3.3 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

4.3.4 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.

4.3.5 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 towns. The proposal is also contrary to national policy on spatial planning and protecting national roads.

4.3.6 In relation to EPO 2, possible impacts arise from the fact that this is an incompatible land use 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.

4.3.7 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.

4.3.8 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:

4.3.9 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.*

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
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 1- EPO 2,	Screened out

Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
	EPO 5			EPO 6 – EPO 11	
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
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

Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
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
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

Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
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, EPO 3 -EPO 11	Screened out
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

Amendment Ref No.	Impact on EPOs				Conclusion
	+	-	?	NE Neutral	
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					
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

Section 5 Strategic Flood Risk Assessment for the proposed Amendments to the Fermoy Cork Local Area Plan

5.1 Flood Risk issues which arose from submissions to the Draft Plan:

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

5.1.2. A submission from a member of the public raised a site specific query in relation to the flood risk zone shown on a settlement map. It disagreed with the flood zone shown as it related to their site, and requested that the flood zone mapping be changed. This issue has been responded to in the Chief Executive's Report of 6th March.

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

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
1	Department of Housing, Planning, Community and Local Government	The Department states that the approach to Strategic Flood Risk Assessment of the Plan is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009. The Department strongly recommends that any undeveloped residential zoning identified within flood zone A and B is amended to a water compatible use (notwithstanding the areas covered by the Town Development Plans). Within the Fermoy MD the submission requests	In relation to the MH R-03 and MH R-06 objectives in Mitchelstown, the zonings were pulled westwards from the flood risk area in the Draft Plan, but the development boundary was not pulled westwards accordingly, leaving an area of unzoned land between the zoned area and the development boundary. This was an oversight and will be corrected. It is considered that the small flood zone shown to the north	See proposed amendments FY 03.03.11, FY 03.03.12 and FY 03.04.02

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>specific proposals to ensure that national policy on flood risk assessment is being upheld in relation to proposed zonings MH-R-03 and MH-R-06 in Mitchelstown and CV-R-06 and CV-R-04 in Charleville, where the zonings appear incompatible with the guidelines due to their location within flood zone A and B.</p>	<p>of MH R-03 and running through the eastern portion of MH R-03 and MH R-06, can be integrated into the design / layout of the scheme at the project stage following a site specific flood risk assessment. The flood risk is referenced in the zoning objective for each site and the issue will be addressed at the development management stage.</p> <p>In relation to Charleville the R-06 zoning will be omitted. The lands are to remain as part of the existing built up area within the development boundary. The flood risk on CV R-04 only affects a very small portion of the periphery of the site and can be integrated into the design / layout of the scheme at the project stage following a site specific flood risk assessment. The flood risk is referenced in the zoning objective for the site and the issue will be addressed at</p>	

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
			<p>the development management stage.</p> <p>The Council are of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.</p>	
2	Office of Public Works	<p>The OPW highlighted the need for the Council to expand its approach to flood risk assessment to include the following:</p> <p>the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.</p> <p>The potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change</p>	<p>The Council is currently considering some revisions to its policy in relation to flood risk management as set out in the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts. See proposed amendment no FY 01.08.01</p> <p>In relation to Fermoy, it is proposed to amend objective FY- GO-10 to reference</p>	<p>See proposed amendment no FY 01.08.01.</p> <p>See proposed amendment no FY 03.02.18.</p>

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>scenario. Submission requests that three specific flood storage areas identified as part of the River Bride (Blackpool) certified Drainage Scheme be protected from development in the LAP. These proposed flood storage areas are located within the Cobh Municipal District at Killard, upstream of Blackstone Bridge and at Ballincroig.</p> <p>The submission also raises location specific issues in relation to Fermoy where the flood defence scheme has been completed. The submission points to the need to manage the potential impacts of new development, and surface water discharges from same, on the flood defences. The submission notes that modifications to a flood scheme require the consent of the OPW.</p>	<p>downstream impacts. See proposed amendment FY 03.02.18</p>	
		<p>A recommendation arose from the Appropriate Assessment of the Draft Plan to include additional text in the General Objectives for Fermoy, Mitchelstown and Charleville in relation to Sustainable Urban Drainage Systems.</p>		<p>See proposed amendments FY 03.02.09, FY 03.03.04, and FY 03.04.05</p>

5.2 Flood Risk Assessment of the Proposed Amendments

5.2.1 A total of 127 amendments to the Draft Plan are proposed. Please see Volume 1 of the Proposed Amendments to the Draft Plan document for the full text of the amendments and the associated maps. The majority of these relate to changes to the text of the plan and are not significant from a flood risk assessment perspective.

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

- Proposed amendment **FY 01.08.01** which relates to managing downstream flood impacts and proposed the insertion of additional text in section 1.8 after Objective IN-01 as follows:

Managing downstream flood impacts.

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

- Proposed amendments FY 03.02.09, FY 03.03.04, and FY 03.04.05 which proposes an additional general objective for Fermoy, Mitchelstown and Charleville respectively as follows:

In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

- Proposed amendments **FY 03.02.18** which proposes a change to General Objective GO-10 for Fermoy as follows: All proposals for development within the areas identified as being at risk off flooding will need to comply with Objective IN-01 in Section 1 of this Plan. **In planning development located upstream of / adjacent to the defended area in Fermoy, due regard must also be had to the potential flood impacts of development, and its potential impact on the defended area in particular.**

5.2.3 Thirty one amendments are proposed which involve changes to the maps of the plan. These include some mapping label errors which have no policy implications, the inclusion of new zonings and changes to development boundaries etc. These mapped amendments are detailed in Table 5.2 below. These amendments have been assessed from a flood risk management perspective and it is considered that all of the amendments are compatible with the requirements of the Guidelines, and the Councils policy and objectives

in relation to flood risk management as set out in the Chapter 11 of the County Development Plan.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
No.	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
1.	FY 03.02.01	Fermoy	n/a	Omission of lands covered by Fermoy Town Development Plan 2009. These lands are no longer part of this LAP review.	These lands are no longer part of this LAP review. No SFRA issue to consider.
2.	FY 03.02.11	Fermoy	n/a	Amendment of Fermoy map to delete objective label FY-U-02.	No SFRA issue to consider.
3.	FY 03.02.12	Fermoy	n/a	Amendment of Fermoy map to delete objective label FY-U-03.	No SFRA issue to consider.
4.	FY 03.02.13	Fermoy	n/a	Amendment of Fermoy map to delete objective label FY-U-04.	No SFRA issue to consider.
5.	FY 03.02.14	Fermoy	n/a	Amendment of Fermoy map to delete objective label FY-U-05.	No SFRA issue to consider.
6.	FY 03.02.15	Fermoy	n/a	Amendment of Fermoy map to delete objective label FY-U-06.	No SFRA issue to consider.
7.	FY 03.02.16	Fermoy	FY R-11	Amendment of text and map for Fermoy Environs to include new residential zoning.	There is no known fluvial flood risk associated with these lands.
8.	FY 03.02.20	Fermoy	FY B-05	Amendment of text and map for	There is no known fluvial flood risk

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
No.	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Fermoy Environs to include new business zoning.	associated with these lands.
9.	FY 03.03.09	Mitchelstown	None	Amendment of specific objective MH-R-07 to exclude 0.27ha to the north east of R-07 and reclassify the excluded land as 'existing built up area'.	Proposal is to remove zoning from an area of land, leaving it as part of the existing built up area. There is no known fluvial flood risk associated with this land.
10.	FY 03.03.11	Mitchelstown	None	Amendment of development boundary east of MH R-03 to bring the boundary inside / west of the area at risk of flooding.	Amendment reduces the potential for development within the flood zone and is therefore positive from a flood risk management perspective.
11.	FY 03.03.12	Mitchelstown	None	Amendment of development boundary east of MH R-06 to bring the boundary inside / west of the area at risk of flooding.	Amendment reduces the potential for development within the flood zone and is therefore positive from a flood risk management perspective.
12.	FY 03.03.13	Mitchelstown	MH R-12	Amendment to include additional land to the south of the town for a nursing home and ancillary accommodation.	There is no known fluvial flood risk associated with these lands.
13.	FY 03.03.14	Mitchelstown	MH I-05	Amendment to rezone an area of land within the T-02 zoning for	There is no known fluvial flood risk associated with these lands. There is a flood

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
No.	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Industry. See proposed amendment FY 03.03.20 regarding remainder of land within T-02.	risk associated with adjoining lands to the south. See proposed amendment FY 03.03.20
14.	FY 03.03.16	Mitchelstown	M R-13	Amendment to include additional land to the south of the town for residential development.	There is no known fluvial flood risk associated with these lands.
15.	FY 03.03.17	Mitchelstown	MH I-05	Amendment to include additional land within the development boundary for industrial use.	There is no known fluvial flood risk associated with these lands.
16.	FY 03.03.18	Mitchelstown	MH I-06	Amendment to include additional land within the development boundary for industrial use.	There is no known fluvial flood risk associated with these lands.
17.	FY 03.03.19	Mitchelstown	MH R-13	Amendment to include additional land within the development boundary for residential development.	There is no known fluvial flood risk associated with these lands.
18.	FY 03.03.20	Mitchelstown	n/a	Amendment to designate an area of land within the T-02 as existing built	This amendment removes the town centre zoning objective from these lands, leaving them as part of

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
No.	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				up area. See proposed amendment FY 03.03.14 regarding the remainder of T-02.	the existing built up area. LAP / CDP policies will apply to any future development proposals.
19.	FY 03.04.02	Charleville	n/a	Amendment to exclude the R-06 zoning and reclassify the land as part of the existing built up area.	This amendment removes the residential zoning objective from these lands, leaving them as part of the existing built up area. The lands are at risk of flooding. LAP / CDP policies will apply to any future development proposals.
20.	FY 03.04.03	Charleville	n/a	Amendment to exclude the B-01 zoning and reclassify the land as part of the existing built up area.	There is no known fluvial flood risk associated with these lands.
21.	FY 03.04.07	Charleville	R-08	Amendment to include additional land within the development boundary for a nursing home.	There is no known fluvial flood risk associated with these lands.
22.	FY 04.04.03	Castlelyons / Bridebridge	n/a	Amendment to exclude areas within the Blackwater SAC from the development boundary.	Proposal is to remove area of land from development boundary.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
No.	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
23.	FY 04.05.02	Castletownroche	n/a	Amendment to exclude areas within the Blackwater SAC from the development boundary.	Proposal is to remove area of land from development boundary.
24.	FY 04.06.03	Conna	n/a	Amendment to exclude areas within the Blackwater SAC from the development boundary.	Proposal is to remove area of land from development boundary.
25.	FY 04.06.06	Conna	n/a	Amendment to include additional land within the development boundary.	There is no known fluvial flood risk associated with these lands.
26.	FY 04.07.03	Doneraile	O-03	Amendment to include within open space zone O-03 additional lands that are within the Blackwater SAC and adjoining land within flood risk area along the river.	Open space zoning is positive from a flood risk management perspective. LAP / CDP policies will apply to any future development proposals within the zone.
27.	FY 04.12.01	Rathcormack	n/a	Amendment to map to correct numbering of labels.	This proposed amendment has no policy implications.
28.	FY 05.02.09.01	Coolagown	n/a	Amendment to include additional land within the development boundary.	There is no known fluvial flood risk associated with these lands.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
No.	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
29.	FY 05.02.12.03	Killavullen	n/a	Amendment to remove U-01 from Killavullen.	Proposal is to correct mapping error.
30.	FY 05.03.04.01	Aghern	n/a	Amendment to include additional land within the development boundary.	There is no known fluvial flood risk associated with these lands.
31.	FY 05.03.05.01	Araglin	n/a	Amendment to exclude an area of land that is within the Blackwater SAC from the development boundary.	Proposal is to remove area of land from development boundary. There is no known fluvial flood risk associated with these lands.

5.3 Strategic Flood Risk Assessment Conclusion

5.3.1 The proposed amendments to the Draft Plan have been assessed for their potential impact on flood risk management. Within this Municipal District the amendments are considered to have no potential impact on flood risk management. All development proposals in the area will need to comply with Cork County Development Plan Flood Risk management objectives WS 6-1 and WS 6-2 to ensure that development is avoided in areas at risk of flooding.

Appendix A

Changes to the Fermoy Environmental Report

As detailed in Section 3.1 of this report, it is proposed, in response to the submission from the EPA, to amend the wording of the first Indicator for EPO 1 and the wording of the first target for EPO 5, as shown below. New text to be added is shown in red, text to be removed is shown ~~thus~~

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators		
Environmental Protection Objective	Targets	Indicators
<p>Population (P)</p> <p>EPO 1: To ensure the sustainable development of area so people have the opportunity to live in communities with high quality residential, working and recreational environments with sustainable travel patterns.</p>	<p>Deliver on the population target for the Municipal District, especially in the main towns.</p> <p>Promote the economic development of the area.</p> <p>Co-ordinate new housing development and the delivery of social and community infrastructure</p> <p>Decrease journey time and distance travelled to work during the lifetime of the plan.</p> <p>All large scale housing development to be accompanied by a Design Statement.</p>	<p>Significant increase change in the population of the main towns.</p> <p>Distance and mode of transport to work/school.</p>
<p>Human Health (HH)</p> <p>EPO 2: To protect and enhance human health and manage hazards or nuisances arising from traffic & incompatible land uses.</p>	<p>Avoid incompatible development nears SEVESO sites or IPPC licensed sites</p> <p>Ensure new development is well served with community facilities and facilitates including walking and cycling routes.</p>	<p>Number of planning permissions granted within the consultation distance of Seveso sites/IPPC facilities.</p> <p>Number of new primary health care/schools/creches/ community facilities provided.</p> <p>Amount of (Km) new cycleways provided.</p>
<p>Biodiversity, Flora and Fauna (BFF)</p> <p>EPO 3: Throughout the county, conserve and restore ecosystems, habitats and species in their natural surroundings, and ensure their sustainable management,</p>	<ul style="list-style-type: none"> • Maintain the favourable conservation status of all habitats and species, especially those protected under national and international legislation. • Implement the actions of 	<ul style="list-style-type: none"> • Number of developments receiving planning permission within designated sites or within the consultation distance of designated sites where the HDA process identified potential for impacts.

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

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

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

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

Prepared by Cork County Council
Planning Policy Unit
April 2017

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1 Introduction

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

In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) as provided for in part XAB of the Planning and Development Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura 2000 Sites¹), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant or animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process. Further detail in relation to the legislative background to Habitats Directive Assessment is available in **Appendix II** of this report.

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

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

2 How this Report Was Prepared

2.1 Working Methods

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

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.

2.2 Consultation

This report, with the proposed amendments has been referred to Statutory Consultees and is available for Public Consultation from Tuesday May 2nd until 4:00pm on Tuesday May 30th 2017. Members of the public and other interested stakeholders have the opportunity to submit their comments and observations on the proposed amendments during that period. All matters raised will then be considered by the Council and a decision will be made whether to accept, reject or modify the proposed amendments, to reflect any issues raised. Submissions may be made in either of the following two ways:

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

OR

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

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

2.3 Data Sources, Gaps and Limitations

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

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

The Fermoy Municipal District is located in the north east of the County. The Municipal District encompasses the main towns of Charleville on the Limerick border and Mitchelstown on the Tipperary border, as well as the large market town of Fermoy and twenty nine villages / village nuclei as well as a large area of open countryside. The boundaries of the plan area are shown on **Figure 1** below.

Figure 1: Cork Municipal Districts Areas



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

Table 1: 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] <i>Salicornia</i> and other annuals colonising mud 	<p>To maintain 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"> Estuaries; Mudflats and sandflats not

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>and sand [1310]</p> <ul style="list-style-type: none"> • Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330] • Mediterranean salt meadows (Juncetalia maritime) [1410] 	<p>covered by seawater at low tide</p> <ul style="list-style-type: none"> • 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 (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] 	<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> <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

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>to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</p> <ul style="list-style-type: none"> • Calcareous rocky slopes with chasmophytic vegetation [8210] • 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>Glauco-Puccinellietalia maritimae</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>Glauco-Puccinellietalia maritimae</i>) [1330] <p>which are defined by attributes and targets set out in Conservation Objectives for the Great Island Channel SAC (June 2014) available at www.NPWS.ie</p>
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) 	<p>To restore the favourable conservation condition of the following habitats for which the Ballyhoura Mountains SAC has</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
		[7130]	<p>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 for Ballyhoura Mountains SAC (Aug 2016) available at www.NPWS.ie</p>
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 	<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>Ranunculus 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]

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>(Glauco-Puccinellietalia maritima) [1330]</p> <ul style="list-style-type: none"> • <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 communities of plains and of the montane to alpine levels [6430] • 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>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 [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>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> (Twait 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] 	To maintain the favourable conservation condition of the following habitats and species for which the Blackwater River SAC is designated:

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 46ygnus4646) [1410] • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (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] 	<ul style="list-style-type: none"> • <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Salmo salar</i> (Salmon) [1106] • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • Perennial vegetation of stony banks [1220] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Mediterranean salt meadows (Juncetalia ygnus) [1410] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Alosa fallax fallax</i> (Twaite Shad) [1103] • Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [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,

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Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>Salicion albae) [91E0]</p> <ul style="list-style-type: none"> • <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>
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 47ygnus</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] 	<p>To maintain the favourable conservation condition of the following bird species in 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 47ygnus</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa</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
		<ul style="list-style-type: none"> • Redshank (<i>Tringa 48ygnus48</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><i>lapponica</i>) [A157]</p> <ul style="list-style-type: none"> • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringa 48ygnus48</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 that utilise it <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] 	<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>)

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"> • 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>[A142]</p> <ul style="list-style-type: none"> • 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 49ygnus49</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] • 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] 	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028]

Table 1: 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"> • 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 50ygnus</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 50ygnus50</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"> • 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 50ygnus</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 50ygnus50</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resources for the regularly-occurring

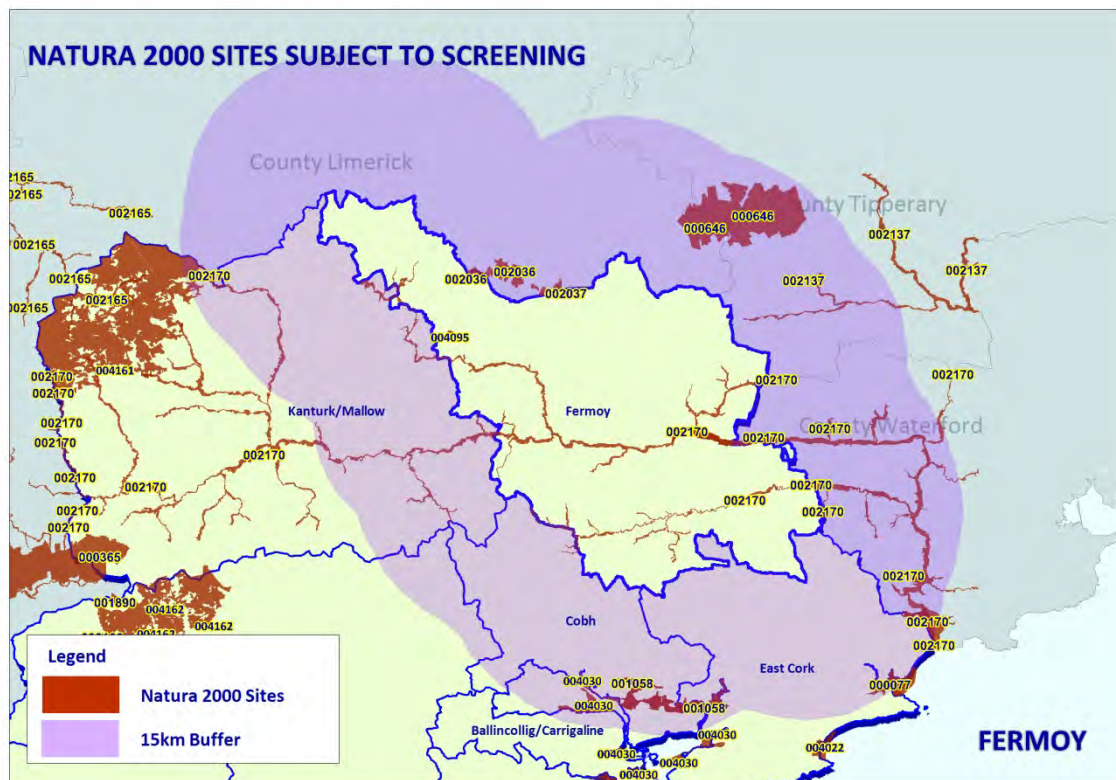
Table 1: All Natura 2000 Sites Within the Fermoy MD or Otherwise Identified as Requiring Screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			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 51ygnus</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 51ygnus</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 as set out in the Conservation Objectives for the Blackwater Callows SPA (Aug 2016) which are available at www.NPWS.ie
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 	<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 51ygnus</i>) [A038]

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

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		[A999]	<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 as set out in the Conservation Objectives for Kilcolman Bog which are available at www.NPWS.ie
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>

Figure 2 Natura Sites Subject to Screening



4 Summary of Proposed Amendments

There were a total of 69 submissions received during the public consultation period on the Draft Fermoy Municipal District Area Local Area Plan (this figure includes County Wide submissions). Of these 45 submissions were specific to particular settlements while the rest raised wider issues.

The majority of the settlement specific submissions received (25) related to issues in the main settlements, while the balance of the settlement specific submission related to the villages of Castlelyons/Bridebridge, Conna, Rathcormack, Watergrasshill, Aghern, Ballyhea, Coolagown and Newtownshandrum.

A total of 129 amendments are proposed to be made to the plan arising from consideration of these submissions and arising from discussions and from resolutions passed by Members at meetings held in March 2017. The proposed amendments can be categorised as follows:

- amendments to remove policies relating to Town Council Areas (Fermoy) from the plan. These amendments relate to a submission from the Department of Housing, Planning, Community and Local Government that advised against the inclusion of Town Council areas in the Local Area Plan for legal reasons;
- amendments clarifying links to CDP policies in relation to protection of the natural environment, water resources and cultural heritage assets;

- amendments to clarify policies to reflect National Guidance – retail guidelines, flood risk etc, provision of water and waste water infrastructure;
- amendments clarifying approach to Core Strategy;
- amendments to zone additional land or rezone already zoned land arising from public submissions;
- amendments to extend development boundaries of settlements;
- amendments relating to location specific policies arising from public submissions;
- amendments arising from Habitats Directive Screening Assessment and/or Strategic Environmental Assessment of the draft plan*;
- amendments to address flood risk issues;
- minor amendments to correct inaccuracies / errors in the draft plan;

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

5 Screening Assessment Summary

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

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

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

Table 2: Summary of Outcome of Screening of Proposed Amendments

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	EU site which may be impacted	Details of proposed amendment	Potential Impact
Proposed new zonings within Natura 2000 sites.	None	n/a	n/a	n/a	n/a	n/a
Proposed new zonings adjacent to Natura 2000 sites.	None	n/a	n/a	n/a	n/a	n/a

Table 2: Summary of Outcome of Screening of Proposed Amendments

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

6 Screening Conclusion

Fermoy Municipal District Local Area Plan Proposed Amendments - Screening Conclusion	
Natura 2000 sites subject to Screening for Appropriate Assessment	Ballymacoda (Clonpriest and Pillmore SAC 0077 Galtee Mountains SAC 0646 Great Island Channel SAC 1058 Ballyhoura Mountains SAC 2036 Carrigeenamronety Hill SAC 2037 Lower River Suir SAC 2137 Blackwater River (Cork/Waterford) SAC 2170 Ballymacoda Bay SPA 4023 Blackwater Estuary SPA 4028 Cork Harbour SPA 4030 Blackwater Callows SPA 4094 Kilcolman Bog 4095 Stacks to Mullaghareirks Mountains, West Limerick Hills and Mountain Eagle SPA 4161
Description of the Amendments	See Appendix I of this report and Proposed Amendments Document.

<p>Are the Amendments Directly Connected with Or Necessary to the Management of the Natura 2000 sites identified above</p>	<p>No</p>
<p>Are there other projects or plans that together with these amendments which could give rise to cumulative impacts on any of the above listed sites.</p>	<p>Other plans that set land use policy and promote the intensification of economic, tourism, agriculture and forestry activity in within the catchments of Cork Harbour, South East Cork and the Blackwater River, may include policies whose implementation could result in negative ‘in combination’ effects on habitats and species for which the above listed sites are designated include <i>inter alia</i>:</p> <ul style="list-style-type: none"> • Atlantic Gateways Initiative 2006 • Common Agricultural Policy (2014-2020) • Cork Area Strategic Plan (2008) • Cork County Development Plan 2015 • Kanturk – Mallow MD Draft Local Area Plan 2016 • East Cork MD Local Area Plan • Forests, products and people – Irelands forest policy-a renewed vision 2014 • Harvest 2020-A Vision for Irish Agri-Food and Fisheries • National Climate (2007-2012) Climate Adaptation Framework (2012) • National Development Plan 2007-2013 • National Renewable Energy Action Plan • National Spatial Strategy • National Tourism Action Plan 2016-2018 • National Waste Management Plan 2004-2009 • North and West Cork Strategic Plan 2002-2020 • Smarter Travel. A New Transport Policy for Ireland 2009-2020 • South Western Regional Planning Guidelines 2010-2022 <p>The primary issues of concern are</p> <ul style="list-style-type: none"> • policies which could result in increased pressure for development within Natura 2000 sites; • policies resulting in an increased pressure on water quality in sensitive catchments; and • policies which may hinder natural hydrological processes in freshwater systems.
<p>Assessment of Significant Effects</p>	
<p>Describe how the proposed amendments (alone or in combination is likely to affect Natura 2000 sites)</p>	<p>No proposed amendments were identified which were considered to be likely to give rise to significant negative impacts on any Natura 2000 site.</p>

Recommended changes to the plan	No changes or modifications were required to be made to the proposed amendments on foot of the Habitats Directive Screening Assessment.
List of Agencies Consulted	The proposed amendments and this report will be referred to all of the relevant Statutory Authorities and will be available for consideration by the General Public from May 2 nd to May 30 th 2017.
Conclusion	It is considered that potential for the proposed amendments to give rise to significant negative effects on the Natura 2000 network can be screened out.
Data Collected to Carry Out the Assessment	
Who carried out the assessment	Planning Policy Unit Cork County Council
Sources of Data	See references
Level of Assessment Completed	Screening for Appropriate Assessment
Where can the full results of the assessment be accessed and viewed	Habitats Directive Assessment will continue through the process of making this plan. All documents associated with the process will be available at www.corkcoco.ie

7 Sources of Information

7.1 National Parks and Wildlife Service Data

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

7.2 Guidance

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

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

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

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

8 Appendix I: Proposed Amendments Screening Assessment

Please refer to Proposed Amendments document for Maps and Appendices referred to in this table.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	Section One: Introduction		
FY 01.01.01	(change to page 6 of Draft Plan). Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 as per Proposed Amendments Document. <i>Note: This change affects the text of the Plan only.</i>		No issues of concern identified.
FY 01.07.01	<p>Approach to Town Council Development Plans</p> <p>Delete Paragraph 1.7.9 and replace with new text as follows:</p> <p>1.7.9— Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town</p>	14	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will ‘grey out’ the area to which the Town Development Plan applies.</p> <p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>		
FY 01.07.02	<p>Housing Density</p> <p>Insert new Heading “Housing Density” and text after “Green Infrastructure”(paragraph 1.7.27) as follows;</p> <p>The approach to housing density used in this Plan is set out in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	18	No issues of concern identified.
FY 01.07.03	<p>Insert additional text after paragraph 1.7.22 of section 1 of the plan regarding Regeneration Areas as follows:</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a Vacant Sites Register, identifying sites on which a vacant site levy can be applied.</p> <p>The planning authority will proactively engage through the Municipal District sub-</p>	17	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
FY 01.08.01	<p>Include additional text in section 1.8 after Objective IN-01 as follows:</p> <p>Managing downstream flood impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	20	No issues of concern identified.
FY 01.09.01	<p>Active Land Management</p> <p>Insert new Heading "Active Land Management" and text after paragraph 1.7.9) as follows;</p> <p>Active Land Management</p> <p>In response to an indentified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014</p>	14	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>(including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.</p> <p>Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:</p> <p><i>Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.</i></p> <p><i>The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.</i></p> <p>Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.</p> <p>In this context Cork County Council proposes to initiate a process of Active Land Management to include for the</p>		

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>ongoing monitoring and evaluation of the following:</p> <ul style="list-style-type: none"> • Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets • The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates • The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state • Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors • Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork <p>It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and, in so doing, help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.</p> <p>A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery</p>		

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.</p> <p>During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:</p> <ol style="list-style-type: none"> 1. Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes. 2. Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis. 3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated <i>Scale of Development</i> and <i>Normal Recommended Scale of any Individual Scheme</i> requirements set out in this Plan. <p>This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure</p>		

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.</p> <p>4. Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
	Section Two: Local Area Strategy		
FY 02.03.01	<p>Include additional text paragraph after paragraph 2.3.3 as follows:</p> <p>The Fermoy Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. Each settlement chapter of this plan refers the unique aspects of a settlement's built, archaeological and natural heritage where relevant.</p> <p><i>Note: This change affects the text of the</i></p>	26	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<i>Plan only.</i>		
FY 02.04.01	<p>Amend text of section 2 by inserting new paragraph after 2.4.9 as follows: Table 2.3 provides information in relation to the physical capacity of the water services infrastructure only. 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.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	29	This amendment arises from HDA of the draft plan. No issues of concern arise.
FY 02.04.02	<p>Amend Water Services Key of table 2.3 to include the following additional text: There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	31	No issues of concern identified.
FY 02.04.03	<p>Amend Water Services Key of table 2.3 to include the following additional text: 'Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.'</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	31	No issues of concern identified.
FY 02.05.01	<p>Amend Wording of paragraph 2.5.4 as follows:</p> <p>Fermoy is the largest centre of employment within the area. The 2011 Census recorded the number of jobs that people were going to within the DEDs containing Fermoy town as 2,657, a decrease of 576 on the 2006 figure. In Mitchelstown, the figure was 1,662 (decreasing from 1,957 in 2006) and in Charleville the figure was 2,426, an increase of over 18% on the 2006 figure. This would indicate that of the 11,601 jobs within the Municipal district 6,745 or 58% are located within the three main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns makes it more difficult for people to access employment opportunities</p>	32	No issues of concern identified.

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	<p>and creates challenges for the provision of effective public transport and transport infrastructure generally.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 02.06.01	<p>Amend wording of paragraph 2.6.9 as follows:</p> <p>To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.</p> <p>Note: This change affects the text of the Plan only.</p>	33	No issues of concern identified.
FY 02.06.02	<p>Include additional text paragraph after paragraph 2.6.12 as follows:</p> <p>The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particularly rich in medieval monuments, notably ringforts, churches, abbeys and castles. A number of these are in the care of the State, like Glanworth Castle and Ballybeg Abbey, and constitute an important range of heritage tourism assets. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Fermoy and Glanworth feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). For reference to all known archaeological monuments in the district see www.archaeology.ie.</p> <p>Note: This change affects the text of the Plan only.</p>	33	No issues of concern identified.
FY 02.06.03	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p>a) In order to secure sustainable population growth proposed in each Main Town</p>	34	No issues of concern identified.

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	<p>appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Include additional objectives in LAS-01 as follows:</p> <ul style="list-style-type: none"> f) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014. g) No ‘developer provided’ infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for. h) All developments, where appropriate, will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014. i) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for 		

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	<p>Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>j) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 -1-5 & HE 4 1-5) of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, landscapes.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
FY 02.06.04	<p>Replace table 2.2 of the draft plan (on page 28) with a new table 2.2 as per proposed amendments document.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		<p>Revisions to numbers as proposed in this table are to reflect numbers shown in CDP of 2014. No increase in population target is proposed for MD area beyond that which was proposed in CDP of 2014. No issues of concern arise.</p>
FY 02.06.05	<p>Insert additional text heading and paragraph after paragraph 2.2.4 in section 2;</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a</p>	25	<p>No issues of concern identified.</p>

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	<p>high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
	<p>Section Three: Main Towns</p>		
<p>FY 03.01.01</p>	<p>Replace table 3.1 of the draft plan (page 36) with a new table 3.1 as per Proposed Amendments document:</p> <p>Note: This change affects the text of the Plan only.</p>		<p>No issues of concern identified.</p>
	<p>Fermoy</p>		
<p>FY 03.02.01</p>	<p>Amend wording of section 3.2 of the plan due to revised approach in relation to the former Fermoy town council area and amend map to exclude former Fermoy town council area from zoning map.</p> <p>The provisions of the Fermoy Town Development Plan 2009 (as amended) are to remain in place until further notice and text in the Draft Plan which had proposed revisions to the former town council area is to be revised.</p> <p>Additional changes to the text of section 3.2 which arise from other considerations are included within the new section 3.2 but are also listed as separate proposed changes below.</p> <p>Note that the final numbering of any specific zoning objectives set out below will be such that they are in sequence in the final plan.</p> <p>Revised section 3.2 Fermoy Environs is set out in Appendix A1 of this report. This</p>	<p>38-54</p>	<p>No issues of concern identified.</p>

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	<p>contains a consolidated version of the new Fermoy Environs chapter with text relating to the town council now struck out. This consolidated text also includes all of the amendments set out in this document which relate to that section of the plan.</p> <p><i>Note: This affects both the text and the map of the plan.</i></p>		
FY 03.02.02	<p>It is proposed to amend paragraph 3.2.13 to include reference to Abec within the employment and economic activity sub section in Fermoy as follows:</p> <p>Other employment uses are mainly concentrated in the north western quadrant of the town including Silverpail, Micro Bio and the Faber Castell Business Campus, with additional significant employment at SCI, east of the M8 and at Abec to the south of the town.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	40	No issues of concern identified.
FY 03.02.03	<p>Insert additional text into paragraph after 3.2.55, as follows:</p> <p>The waste water treatment plant serving the town has a 20,000PE design capacity it is understood that there is sufficient capacity to cater for the additional planned level of growth to 2022. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	47	This amendment arose as a result of HDA screening of the draft plan. No issues of concern arise.
FY 03.02.04	<p>Insert additional text into paragraph after 3.2.54, as follows:</p> <p>The public water supply system has adequate source capacity to cater for projected demand to 2022. Any proposals</p>	47	This amendment arose as a result of the HDA screening of the draft plan. No

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	<p>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. In some areas the pipework will need to be extended to service zoned lands. This is a significant issue in relation to proposed development in the northern parts of the town, particularly FY-R-03 and FY-R-09, as the existing watermain network is not adequate to cater for the proposed development. At present there is no apparent Irish Water Scheme to upgrade the Fermoy WS in their draft Capital Investment Programme 2017-2021.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>		issue of concern arises.
FY 03.02.05	<p>Insert additional paragraph after paragraph 3.2.58, as follows:</p> <p>The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	47	This amendment arose in part from HDA screening of the draft plan. No issues of concern arise.
FY 03.02.06	<p>Replace paragraph 3.2.63 with the following text:</p> <p>The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a historic town. There are 31 national monuments and archaeological sites within the development boundary of Fermoy which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These</p>	48	No issues of concern identified.

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	<p>are awarded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p>Fermoy is a planned 18th/19th century town which was developed by John Anderson. It had an earlier settlement associated with the medieval Cistercian abbey on the south bank of the river. It is identified as a historic town. Its Zone of Archaeological Potential is identified in the Urban archaeological survey. There are 31 Recorded archaeological monuments and a number of new sites identified since the issuing of the RMP. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01.</i></p>		
FY 03.02.07	<p>Amend the Fermoy text to include new paragraph after paragraph 3.2.66 as follows:</p> <p>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.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	48	No issues of concern identified.
FY 03.02.08	<p>Amend the Fermoy text to delete the final sentence from FY GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste</p>	49	No issues of concern identified.

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	<p>water infrastructure must be capable of treating discharges to ensure that water quality in the receiving waters does not fall below legally required levels.</p> <p>All new development shall make adequate provision for storm water disposal.</p> <p>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</p>		
FY 03.02.09	<p>Amend the Fermoy text to include an additional general objective after FY-GO-10 as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</p>	49	This amendment arose from the HDA screening of the draft plan. No issues of concern arise.
FY 03.02.10	<p>Amend the Fermoy text to include the following specific zoning objective:</p> <p>U-01: Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY-GO-03 applies.</p> <p>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</p>	54	No issues of concern identified.
FY 03.02.11	<p>Amend the Fermoy map to delete the following objective label: FY-U-02.</p> <p>Note: This change affects the map of the Plan only.</p>	55	No issues of concern identified.
FY 03.02.12	<p>Amend the Fermoy map to delete the following objective label: FY-U-03.</p> <p>Note: This change affects the map of the</p>	55	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<i>Plan only.</i>		
FY 03.02.13	Amend the Fermoy map to delete the following objective label:FY-U-04. Note: This change affects the map of the Plan only.	55	No issues of concern identified.
FY 03.02.14	Amend the Fermoy map to delete the following objective label: FY-U-05. Note: This change affects the map of the Plan only.	55	No issues of concern identified.
FY 03.02.15	Amend the Fermoy map to delete the following objective label: FY-U-06. Note: This change affects the map of the Plan only.	55	No issues of concern identified.
FY 03.02.16	Amend the text and map for Fermoy Environs to include a new Residential Zoning. FY R-11 Medium B Density Residential Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen the development from the M8. A separate agricultural access, directly from the public road, shall be maintained to serve the agricultural lands to the rear. Note: This change affects the text of the Plan and the map. This change has been included within proposed change FY 03.02.01	51	No issues of concern identified.
FY 03.02.17	Amend Fermoy text to insert additional general objective (GO-12) as follows: Support the expansion of primary and post primary education facilities in the town. Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01	49	No issues of concern identified.
FY 03.02.18	Amend Fermoy text to include the following additional text in FY-GO-10 In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development,	49	No issues of concern identified.

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	<p>and its potential impact on the defended area in particular.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>		
FY 03.02.19	<p>Amend paragraph 3.2.19 of the plan to include additional text as follows:</p> <p>Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include farm related business such as ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.</p> <p><i>This change affects the text of the plan only. This change has been included within proposed change FY 03.02.01.</i></p>	40	No issues of concern identified.
FY 03.02.20	<p>Amend the Fermoy map and text to include additional land for business use east of the M8 at Corrin and additional objective as follows:</p> <p>FY-B-05: Business use. Development proposals shall include measures to guard against any adverse impact (including 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.</p> <p><i>This change affects both the map and the text of the plan. This change has been included within proposed change FY 03.02.01.</i></p>	51 & 55	No issues of concern identified.
	Mitchelstown		
FY 03.03.01	<p>Amend Mitchelstown text to include additional text at the end of paragraph 3.3.49 (Waste Water Services) as follows:</p> <p>There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p>	63	No issues of concern identified.

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	Note: This change affects the text of the Plan only.		
FY 03.03.02	<p>Amend Mitchelstown text to replace paragraph 3.3.58 with the following text:</p> <p>The town also contains a significant number of archaeological monuments which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These are awarded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p>Archaeology The earlier historic settlement was adjacent to Mitchelstown medieval Castle (RMP Ref. No CO19-02601-2) and church (RMP Ref. No. CO19-02701-2) complex located in the Dairygold Industrial complex. The castle was incorporated into the later Mitchelstown Castle and a demesne landscape was laid around the house and a new town laid out to the east. The majority of the Archaeological sites within the town are associated with the later planned town. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014. Some of the zoned lands are within demesne landscape associated with Mitchelstown Castle and House and any development in this area will require an archaeological assessment, shall be sensitive to the demesne and shall protect all the demesne features and landscape.</p> <p>Note: This change affects the text of the Plan only.</p>	64	No issues of concern identified.
FY 03.03.03	<p>Amend the Mitchelstown text to delete the final sentence from MH GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area,</p>	65	This amendment arises from the HDA screening of the draft plan. No issues of concern identified.

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	<p>must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.</p> <p>All new development shall make adequate provision for storm water disposal.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 03.03.04	<p>Amend the Mitchelstown text to include an additional general objective after FY-GO-09 as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p>Note: This change affects the text of the Plan only.</p>	66	No issues of concern identified.
FY 03.03.05	<p>Amend the text of objective MH-R-11 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Medium B density development. TIA and RSA required.</p> <p>Note: This change affects the text of the Plan only.</p>	66	No issues of concern identified.
FY 03.03.06	<p>Amend the text of objective MH-B-02 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Business Uses. TIA and RSA required.</p> <p>Note: This change affects the text of the Plan only.</p>	66	No issues of concern identified.
FY 03.03.07	<p>Amend the text of objective MH-I-01 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as</p>	66	No issues of concern identified.

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	<p>follows:</p> <p>Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed and landscaped. TIA and RSA required.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 03.03.08	<p>Amend the Mitchelstown text by deleting specific objective MH U-02 from text in Mitchelstown as follows:</p> <p>MH U-02 Develop and maintain pedestrian walk.</p> <p>Note: This change affects the text of the Plan only.</p>	67	No issues of concern identified.
FY 03.03.09	<p>Amend the area of specific objective MH-R-07 to exclude 0.27ha to the north east of R-07 and reclassify the excluded land as 'existing built up area'.</p> <p>Note: This change affects the text and map of the Plan.</p>	66 & 69	No issues of concern identified.
FY 03.03.10	<p>In the Table of Specific Development Objectives for Mitchelstown replace 'MH U-04' objective no. with 'MH U-05' as follows:</p> <p>MH U-05 Relief Road.</p> <p>Note: This change affects the text of the Plan only.</p>	67	No issues of concern identified.
FY 03.03.11	<p>Amend the development boundary east of MH R-03 to bring the boundary inside / west of the area at risk of flooding.</p> <p>Note: This change affects the map of the Plan only.</p>	69	No issues of concern identified.
FY 03.03.12	<p>Amend the development boundary east of MH R-06 to bring the boundary inside / west of the area at risk of flooding.</p> <p>Note: This change affects the map of the Plan only.</p>	69	No issues of concern identified.
FY 03.03.13	<p>Amend the Mitchelstown zoning map to include additional land to the south of the town and amend the text to include additional specific objective as follows:</p> <p>MH-R-12: Nursing home and ancillary accommodation. The housing shall be low</p>	66 & 69	No issues of concern identified.

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	<p>density and single storey only.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>		
FY 03.03.14	<p>Amend the Mitchelstown zoning map to rezone an area of land (that portion that is not depicted as being at risk of flooding) within the T-02 zoning for Industry. Amend the text to include additional specific objectives as follows:</p> <p>MHI-05: Industry. Traffic Impact Assessment and Road Safety Audit required.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69	No issues of concern identified.
FY 03.03.15	<p>Amend Mitchelstown text to include an additional general objective as follows:</p> <p>MH GO-10: Support the expansion of primary and post primary education facilities in the town.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66	No issues of concern identified.
FY 03.03.16	<p>Include additional land for residential use in Mitchelstown and additional objective as follows:</p> <p>MH R-13: Medium B density residential development to respect protected structure Ballywillin House, RPS ID – 00104.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	66 & 69	No issues of concern identified.
FY 03.03.17	<p>Amend the Mitchelstown map and text to include additional land for industrial use and additional objective as follows:</p> <p>MH-I-05: Industry. Traffic Impact Assessment and Road Safety Audit Required.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69	No issues of concern identified.
FY 03.03.18	<p>Amend the Mitchelstown map and text to include additional land for industrial use and additional objective as follows:</p> <p>MH-I-06: Industry. Traffic Impact Assessment and Road Safety Audit Required.</p>	67 & 69	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	Note: This change affects the text and map of the Plan.		
FY 03.03.19	Amend the Mitchelstown map and text to include additional land for residential use and additional objective as follows: MH-R-13: Medium B Residential Note: This change affects the text and map of the Plan.	66 & 69	No issues of concern identified.
FY 03.03.20	Amend the Mitchelstown zoning map to designate an area of land (that is depicted as being at risk of flooding) within the T-02 as 'existing built up area'. Note: This change affects the map of the Plan only.	67 & 69	No issues of concern identified.
	Charleville		
FY 03.04.01	Amend sub heading of paragraph 3.4.54 and insert additional sub heading and paragraph after paragraph 3.4.54 as follows: Built Heritage and Protected Structures Architecture Charleville's architectural heritage is reflected in the 55 buildings or other structures entered in the Record of Protected Structures. It is considered that the continued retail primacy of this area is vital in terms of ensuring the ongoing use and maintenance of these key historic structures. The general area around the town is also host to numerous archaeological sites. These include the ruined church located in the town cemetery. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. There is also a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. Archaeology The town was founded in the 17th century by Roger Boyle adjacent to Charleville house which no longer survives. However some of the earlier features associated with the house (including fish ponds; demesne lands, features and earthworks; and	77	No issues of concern identified.

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	<p>structures) remain. The streetscape today is lined with mainly 18th/19th century buildings with much of the earlier archaeology removed or buried in the ground as subsurface archaeology or incorporated into later buildings. Archaeological sites are afforded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p>Some of the zoned land contains archaeological monuments (CO002-059 and CO003-005) which need to be preserved in their greenfield settings in an appropriate and sensitive manner. Any large scale development in the area of CO003-005 will require an Archaeological Assessment.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 03.04.02	<p>Amend Charleville text and map to exclude R-06 zoning and reclassify land as part of existing built up area. Subsequent objectives will be renumbered.</p> <p>R-06: Medium B density individual sites.</p> <p>Note: This change affects both the text and the map of the Plan.</p>	79 & 82	No issues of concern identified.
FY 03.04.03	<p>Amend Charleville text and map to exclude B-01 zoning and reclassify land as part of existing built up area. Subsequent objectives will be renumbered.</p> <p>B-01: Small to medium scale business uses.</p> <p>Note: This change affects both the text and the map of the Plan.</p>	80 & 82	No issues of concern identified.
FY 03.04.04	<p>Amend specific objective CV-B-05 to include additional text as follows:</p> <p>Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing.</p> <p>Layout of the site should make provision for an access road. Individual access points onto this access road should be avoided in favour of a shared entrance. Access proposals and any junction enhancements that may be required should not compromise the strategic role of the national road network pending delivery of the M20 scheme. TIA</p>	80	No issues of concern identified.

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	<p>and RSA required.</p> <p><i>Note: This change affects the text of the plan only.</i></p>		
FY 03.04.05	<p>Amend the Charleville text to include an additional general objective after CV GO-10 as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	78	No issues of concern identified.
FY 03.04.06	<p>Amend Charleville text to include an additional general objective as follows:</p> <p>GO-11 - Support the expansion of primary and post primary education facilities in the town.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	78	No issues of concern identified.
FY 03.04.07	<p>Amend the Charleville development boundary to include additional land and rezone a portion of CV-O-07 to facilitate inclusion of additional objective as follows:</p> <p>CV R-08: Nursing home.</p> <p><i>Note: This change affects both the text and the map of the plan.</i></p>	79 & 82	No issues of concern identified.
FY 03.04.08	<p>Insert new sentence at the end of paragraph 3.4.20 as follows:</p> <p>Retail warehousing proposals will be assessed in accordance with the provisions of Chapter 7 of the County Development Plan and the Retail Planning Guidelines.</p> <p><i>This change affects the text of the plan only.</i></p>	80	No issues of concern identified.
	KEY VILLAGES		
FY 04.02.01	Amend paragraph 4.2.6 in Section 4 Key	84	This amendment

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>Villages to include additional text as follows:</p> <p>To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required. Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Key Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche or Conna 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> <p><i>Note: This change affects the text of the Plan only.</i></p>		<p>arises from the HDA screening of the draft plan. No issues of concern identified.</p>
FY 04.02.02	<p>Amend General Objectives for Key Villages to include additional general objective GO-01 (r) as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	87	<p>This amendment arises from the HDA screening of the draft plan. No issues of concern identified.</p>
FY 04.02.03	<p>Amend General Objectives for Key Villages to delete reference to storm water as follows:</p> <p>e) Where possible all development should be connected to the public water supply and</p>	87	<p>No issues of concern identified.</p>

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>the public waste water treatment system. and make adequate provisions for storm water storage and disposal.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 04.02.04	<p>Insert the following text as a footnote in Table 4.1:</p> <p>Appropriate Scale of Development in Key Villages</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>Note: This change affects the text of the plan only.</p>	86	No issues of concern identified.
	Ballyhooly		
FY 04.03.01	<p>Amend paragraph 4.3.7 by including additional text as follows:</p> <p>A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 25 units.</p> <p>Note: This change affects the text of the Plan only.</p>	88	No issues of concern identified.
FY 04.03.02	<p>Amend paragraph 4.3.26 as follows:</p> <p>The village also possesses one archaeological monument (a ringfort) which is awarded protection under national legislation and subject to further safeguards under policies prescribed in the County</p>	90	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>Development Plan 2014.</p> <p>The settlement contains a single archaeological site (CO034-071) with a medieval castle and churches immediately outside the boundary to south. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
FY 04.03.03	<p>Amend Ballyhooly text to include text additional text after paragraph 4.3.11 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	89	This amendment arises from the HDA screening of the draft plan. No issues of concern identified.
	Castlelyons / Bridebridge	95	
FY 04.04.01	<p>Amend the text of paragraph 4.4.9 of the plan as follows:</p> <p>Parts of Castlelyons-Bridebridge have been identified as being at risk of flooding. The areas at risk follow the path of the River Bride Shanowenadrimina stream through the village and are illustrated on the settlement map. Part of the built up area of the village is affected. Areas of the village were flooded following storm Desmond in December 2015 / January 2016.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94	No issues of concern identified.
FY 04.04.02	<p>Amend paragraph 4.4.11 by including additional text as follows:</p> <p>Most of the recent new housing development in the village has been in the form of medium and low density suburban style estates, the individual and cumulative scale of which is quite large – it is important that future development is of a more appropriate scale. As per GO-01 and table 4.1 the scale of growth envisaged for the</p>	94	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>village is up to 40 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 04.04.03	<p>Adjust the development boundary to the south to omit areas within SAC from the development boundary.</p> <p>Note: This change affects the map of the Plan only.</p>	98	No issues of concern identified.
FY 04.04.04	<p>Amend paragraph 4.4.28 as follows:</p> <p>There are large concentrations of Scheduled Monuments within the settlements which reflect the historic significance of the area. These are awarded protection under national legislation and are subject to further controls under policies set out in the County Development Plan 2014.</p> <p>There is an interesting complex of medieval/late medieval archaeological monuments in both settlements including abbey, churches, limekilns and bridge with Castlelyons castle and associated attendant demesne landscape and features. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p>Note: This change affects the text of the Plan only.</p>		No issues of concern identified.
FY 04.04.05	<p>Amend Castlelyons / Bridebridge text to include new paragraph after 4.5.17 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</p> <p>Note: This change affects the text of the Plan only.</p>	94	This amendment arises from the HDA screening of the draft plan. No issues of concern identified.
	Castletownroche		
FY 04.05.01	<p>Amend paragraph 4.5.11 by including additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of</p>	100	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>growth envisaged for the village is up to 54 units in the period to 2022 with the number of houses in any particular group not normally exceeding 12 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.</p> <p>Note: This change affects the text of the Plan only.</p>		
FY 04.05.02	<p>Amend Castletownroche map to exclude an area of land within the Blackwater SAC from the development boundary.</p> <p>Note: This change affects the map of the Plan only.</p>	103	No issues of concern identified.
FY 04.05.03	<p>Amend Castletownroche text to insert new paragraph after 4.5.17. as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Castletownroche will need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for 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> <p>Note: This change affects the text of the Plan only.</p>	100	This amendment arises from the HDA screening of the draft plan. No issues of concern identified.
FY 04.05.04	<p>Amend Castletownroche text to include additional Development Boundary Objective as follows:</p> <p>DB-05: Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</p> <p>Note: This change affects the text of the Plan only.</p>	102	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
FY 04.05.05	<p>Include additional paragraph after paragraph 4.5.28 as follows:</p> <p>There is an interesting number of archaeological monuments in the village including bridge, mill and the medieval tower house. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	101	No issues of concern identified.
	Conna		
FY 04.06.01	<p>Amend paragraph 4.6.8 by including additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 30 units in the period to 2022 with the number of houses in any particular group not normally exceeding 20 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	104	No issues of concern identified.
FY 04.06.02	<p>Insert additional paragraph after paragraph 4.6.21 as follows:</p> <p>There is an interesting number of archaeological monuments in the village including the bridge and Conna Castle. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	106	No issues of concern identified.
FY 04.06.03	<p>Amend Conna map to exclude an area of land within the Blackwater SAC from the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	108	This amendment arises from the HDA screening of the draft plan. No issues of concern

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
			identified.
FY 04.06.04	<p>Amend Conna text to include new text at the end of paragraph 4.6.11. as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Conna will need to be addressed to accommodate further growth". New text will also be inserted at the end of paragraph 4.6.12 as follows: "Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Conna 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> <p><i>Note: This change affects the text of the Plan only.</i></p>	105	This amendment arises from the HDA screening of the draft plan. No issues of concern identified.
FY 04.06.05	<p>Amend paragraph 4.6.18 to include additional text as follows:</p> <p>The Conna area has significant tourism potential, which has yet to be exploited which could act as a destination in a wider North Cork tourism initiative. There is opportunity to promote the heritage tourism aspect of Conna Castle, a National Monument, as a tourist destination and as part of the network of medieval Castles in North Cork area. Conna is featured in the Blackwater Valley Drive tourism project and is internationally renowned for its horse breeding industry. It is considered that the promotion of angling on the River Bride, the development of walking and activity trails linking the scenic riverside setting of the village to heritage and activity destinations in the wider area would create the foundations of a tourism strategy. Additional B&Bs should be encouraged in the village in order to promote and support such tourism development.</p> <p><i>Note : This change affects the text of the Plan only.</i></p>	106	No issues of concern identified.
FY 04.06.06	Amend Conna map to include an additional area of land within the development	108	No issues of concern

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	boundary. <i>This change affects the map of the plan only.</i>		identified.
	Doneraile		
FY 04.07.01	Amend paragraph 4.7.13 to include additional text as follows: As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 180 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units. <i>Note: This change affects the text of the Plan only.</i>	110	No issues of concern identified.
FY.04.07.02	Include additional paragraph after paragraph 4.7.31 as follows: The village contains a number of archaeological sites associated with the Castle and Doneraile house and demesne. <i>Note: This change affects the text of the Plan only.</i>	111	No issues of concern identified.
FY 04.07.03	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. <i>Note: This change affects the map of the Plan only.</i>	114	No issues of concern identified.
FY.04.07.04	Amend paragraph 4.7.24 to include additional text as follows: Doneraile Court and Demesne has potential as a focus for tourism development and amenity in North Cork but the house requires restoration. This plan can help support proposals to enhance the viability of the house and demesne as a tourist attraction by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village. <i>Note: This change affects the text of the Plan only.</i>	111	No issues of concern identified.
	Glanworth		
FY 04.08.01	Amend paragraph 4.8.6 to include additional	115	No issues of

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p>Note: This change affects the text of the Plan only.</p>		concern identified.
FY 04.08.02	<p>Amend Glanworth text to insert new paragraph after paragraph 4.8.11 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Glanworth will need to be addressed to accommodate further growth.</p> <p>Note: This change affects the text of the Plan only.</p>	116	No issues of concern identified.
FY 04.08.03	<p>Amend the wording of paragraph 4.8.27 as follows:</p> <p>There is also a significant cluster of Scheduled Monuments within and around the settlement which are subject to protection under national legislation and policies contained in the County Plan. The most significant of these is Labbacallee Wedge Tomb, the largest megalithic tomb in Ireland.</p> <p>The village is surrounded by numerous archaeological sites (including Labacalle Wedge Tomb, the largest such tomb in Ireland) and the village itself contains an exceptional number of medieval archaeological monuments including Glanworth Castle, abbey, bridge all in public ownership and needs to be developed as a tourism heritage asset and amenity. These are afforded protection under national legislation and policies contained in the County Plan.</p> <p>Note: This change affects the text of the Plan only.</p>	117	No issues of concern identified.
FY 04.08.04	<p>Amend the wording of Glanworth text by including additional text in paragraph 4.8.14 as follows:</p> <p>Glanworth offers a range of community facilities to the local community including a</p>	116	No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>national school, church and graveyard, a playing pitch and a community centre. Additional community and recreational facilities are required to meet the current needs of the settlement due to its expansion in the recent past. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground. Land has been identified to facilitate the expansion of the existing school facility. The school is included on the NIAH and any proposals need to be well designed and sensitive to the existing structure.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
FY 04.08.05	<p>Amend text of paragraph 4.8.19 to include additional text as follows:</p> <p>The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. The mill itself, presently idle, occupies an attractive setting adjacent to the bridge and offers potential for reuse and integration into a heritage tourism initiative for the area which could also include promotion of the medieval archaeological complex of Glanworth Castle, abbey and bridge. Council should encourage and support initiatives to reuse mills and integrate into heritage tourism destination for the area. However the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	116	No issues of concern identified.
	Kildorrery		
FY 04.09.01	<p>Amend Kildorrery text to insert new paragraph after paragraph 4.9.12 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kildorrery will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the</i></p>	121	No issues of concern identified.

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	Plan only.		
FY 04.09.02	<p>Amend paragraph 4.9.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p>Note: This change affects the text of the Plan only.</p>	120	No issues of concern identified.
FY 04.09.03	<p>Amend Kildorrery text to include additional Development Boundary Objective as follows:</p> <p>DB-03: Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</p> <p>Note: This change affects the text of the Plan only.</p>	123	No issues of concern identified.
FY 04.09.04	<p>Amend Kildorrery text to include additional text in paragraph 4.9.20 as follows:</p> <p>The tourism sector of the market should be promoted as part of a wider North Cork package, as the village generally receives tourists who are passing through the area. The village could optimise links to the nearby Ballyhoura outdoor adventure destination which could provide various tourist-related employment to the locality. Bowens' Court, the ancestral home of Elizabeth Bowen, the author, is a significant tourist attraction. The built heritage of the village, in particular the medieval archaeological complex, is also a significant heritage tourism asset. In addition the Killdorrery Trails should be further promoted.</p> <p>Note: This change affects the text of the Plan only.</p>	122	No issues of concern identified.
	Kilworth		
FY 04.10.01	<p>Amend Kilworth text to insert new paragraph after paragraph 4.10.12 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste</p>	126	No issues of concern identified.

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	<p>water infrastructure serving Kilworth will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
FY 04.10.02	<p>Amend paragraph 4.10.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	125	No issues of concern identified.
	Newtownshandrum		
FY 04.11.01	<p>Amend paragraph 4.11.5 to include additional text as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units in the period to 2022 with the number of houses in any particular group not normally exceeding 20 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	129	No issues of concern identified.
FY 04.11.02	<p>Amend Newtownshandrum text to include additional paragraph after paragraph 4.11.13 as follows:</p> <p>This settlement is unusual as it is composed of a number of freestanding, vernacular, formally thatched buildings. This style of heritage settlement is unique and should be protected.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	130	No issues of concern identified.
	Rathcormack		
FY 04.12.01	<p>Amend Rathcormack map to relabel C-02 as C-01, to relabel C-03 as C-02 and to relabel C-04 as C-03.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	135	No issues of concern identified.
FY 04.12.02	<p>Amend Rathcormack text to insert new paragraph after paragraph 4.12.9 as follows:</p>	133	No issues of concern

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Rathcormack will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		identified.
FY 04.12.03	<p>Amend Rathcormack text to include non material change to text to better reflect the diversity of employment described in paragraph 4.12.18.</p> <p>A significant amount of employment in Rathcormack falls within the census POWSCAR industrial group categorisation of ‘wholesale, retail trade, transportation and storage’ - sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods. Agriculture also remains an employer for the local population. The main employer for the local population is agriculture, given its fertile rural hinterland. The remaining sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	133	No issues of concern identified.
FY 04.12.04	<p>Amend Rathcormack text to include additional text in paragraph 4.12.5 as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units in the period to 2022 with the number of houses in any particular group not normally exceeding 20 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	132	No issues of concern identified.
FY 04.12.05	<p>Amend Rathcormack text to include additional text in paragraph 4.12.20.</p> <p>There are six structures within the village,</p>	133	No issues of concern

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>which are listed in the Record of Protected Structures in the County Development Plan 2014: Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception, all within the townland of Rathcormack. Archaeology within the village includes the church, the mill and the fever hospital.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		identified.
	Watergrassill		
FY 04.13.01	<p>Amend Watergrasshill text to insert new paragraph after paragraph 4.13.12 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Watergrasshill will need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136	No issues of concern identified.
FY 04.13.02	<p>Amend Watergrasshill text to include additional text in paragraph 4.13.8 as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 108 units in the period to 2022 with the number of houses in any particular group not normally exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136	No issues of concern identified.
	VILLAGES		
FY 05.02.01.01	<p>Amend paragraph 5.2.6 in Section 5 Villages to include the following text after existing text:</p> <p>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate</p>	142	This amendment arises from HDA screening of draft plan. No issues of concern identified.

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	<p>further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
FY 05.02.01.02	<p>Amend villages text to insert new GO-01 for Villages, after GO-01 (c) as follows:</p> <p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	145	This amendment arises from HDA screening of draft plan. No issues of concern identified.
FY 05.02.01.03	<p>Delete reference to Storm water disposal in GO-01-(d) for Villages as follows:</p> <p>Where possible all development should be connected to the public water supply and the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		This amendment arises from HDA screening of draft plan. No issues of concern identified.
FY 05.02.01.04	<p>Insert the following text as a footnote in Table 5.1:</p> <p>Appropriate Scale of Development in Villages</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><i>Note: This change affects the text of the plan only.</i></p>	144	No issues of concern identified.

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	Ballyhea		
FY 05.02.05.01	Amend Ballyhea text to insert new paragraph after paragraph 5.2.19 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Ballyhea may need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>		This amendment arises from HDA screening of draft plan. No issues of concern identified.
FY 05.02.05.02	Amend text of Ballyhea to include additional text as follows: reservation is made for possible construction of a new road realignment as detailed on the accompanying map. This may result in the creation of a new parking area in front of the school.' <i>Note: This change affects the text of the Plan only.</i>	148	No issue of concern identified.
	Bartlemy		
FY 05.02.07.01	Amend Bartlemy text to insert new paragraph after paragraph 5.2.21 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Bartlemy may need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>	152	This amendment arises from HDA screening of draft plan. No issues of concern identified.
	Clondulane		
FY 05.02.08.01	Amend Clondulane text to insert new paragraph after paragraph 5.2.22 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Clondulane will need to be addressed to accommodate further growth. <i>Note: This change affects the text of the Plan only.</i>		This amendment arises from HDA screening of draft plan. No issues of concern identified.
	Coolagown		
FY 05.02.09.01	Amend Coolagown map to include an	157	No issue of

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	additional area of land within the development boundary. <i>Note: This change affects the map of the plan only.</i>		concern identified.
	Killavullen		
FY 05.02.12.01	Amend Killavullen text to Include additional text after paragraph 5.2.26 as follows: Land within the development boundary of Killavullen is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. 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. <i>Note: This change affects the text of the Plan only.</i>	162	This amendment arises from HDA screening of draft plan. No issues of concern identified.
FY 05.02.12.02	Amend Killavullen text to add text to paragraph 5.2.26 as follows: In recognition of the location of the village adjacent to the River Blackwater and the Ross River and susceptibility of the village to flooding, the vision for Killavullen over the lifetime of this plan is to accommodate limited additional development, catering for local needs only, which is sensitive to the village's attractive setting in the Blackwater Valley and to the north of the Nagles Mountains and to its five protected structures. Archaeology within the village includes the site of a 17th c mill and a bridge. <i>Note: This change affects the text of the Plan only.</i>	162	No issues of concern identified.
FY 05.02.12.03	Amend Killavullen map to remove U-01 from Killavullen map. <i>Note: This change affects the map of the Plan only.</i>	163	No issues of concern identified.
FY 05.02.12.04	Amend Killavullen text to insert new paragraph after paragraph 5.2.26 as follows: Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Killavullen will need to be addressed to accommodate		This amendment arises from HDA screening of draft plan. No issues of concern identified.

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<p>further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		
	Shanballymore		
FY 05.02.13.01	<p>Amend Shanballymore text to insert new paragraph after paragraph 5.2.27 as follows:</p> <p>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Shanballymore may need to be addressed to accommodate further growth.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>		This amendment arises from HDA screening of draft plan. No issues of concern identified.
	VILLAGE NUCLEI		
FY 05.03.02.01	<p>Insert the following text as a footnote in Table 5.2:</p> <p>Appropriate Scale of Development in Village Nuclei</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><i>Note: This change affects the text of the plan only.</i></p>	168	No issues of concern identified.
	Aghern		
FY 05.03.04.01	<p>Amend Aghern map to include an additional area of land within the development boundary.</p> <p><i>Note: This change affects the map of the plan only.</i></p>	171	No issue of concern arises.
	Araglin		
FY 05.03.05.01	<p>Amend development boundary of Araglin to exclude area of land to the east of the village that is within the Blackwater SAC.</p>	173	This amendment arises from HDA screening of

Ref.	Proposed Amendment	Draft Plan Page No.	HDA Assessment
	<i>Note: This change affects the map of the plan only.</i>		draft plan. No issues of concern identified.

9 Appendix II: Legislative Background to Habitats Directive Assessment

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

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

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

Habitats Directive Article 6(3)

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

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

Stage One: Screening

The process which identifies what might be likely impacts arising from a plan on a Natura 2000 site, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant. No further assessment is required if no significant

impacts on Natura 2000 sites are identified during the screening stage. The screening assessment is normally contained in a Habitats Directive Screening Report.

Stage Two: Appropriate Assessment

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

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

Habitats Directive Article 6(4)

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

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

Stage Three: Assessment of alternative solutions

In circumstances where the potential for a plan to give rise to adverse effects on the integrity of a European site or sites has not been ruled out during the appropriate

assessment process, it can only be considered for authorisation where it is demonstrated that there are no alternative solutions and that there Imperative Reasons of Overriding Public Interest (IROPI) which can allow the plan or project to proceed. Stage three of a Habitats Directive Assessment involves the assessment of alternative solutions.

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

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

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