

**BANTRY ELECTORAL AREA  
LOCAL AREA PLAN  
2011**



**2**

Volume 2

**Habitats Directive Assessment, Natura Impact Report  
Strategic Environmental Assessment Statement  
Strategic Flood Risk Assessment**

**Cork County Council  
Planning Policy Unit**



# Bantry Electoral Area Local Area Plan

August 2011

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



# Bantry Electoral Area Local Area Plan

Natura Impact Report

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# 1 Introduction

## 1.1 Preamble

1.1.1 Cork County Council has recently prepared the Bantry Electoral Area Local Area Plan under the provisions of the Planning and Development Acts 2000-2010. The plan focuses on the local level implementation of the overall planning strategy for the County as set out in the County Development Plan 2009. The plan also adheres to the core strategies set down in higher level plans including the National Spatial Strategy (2002-2020) and the Regional Planning Guidelines (2010) for the South West Region.

1.1.2 In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura 2000 sites<sup>1</sup>), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a **Habitats Directive Assessment** (HDA) and has been carried out for all stages of the plan making process.

1.1.3 The draft Bantry Electoral Area Local Area Plan was assessed to determine whether the plan or its policies could have significant impacts on any Natura 2000 sites. The results of that assessment are contained in the first Natura Impact Report, (Natura Impact Report (I) on the draft Bantry Electoral Area Local Area Plan), which was published in February 2011. The findings and recommendations of that process were presented to Council members as part of the Managers Report of 23<sup>rd</sup> February 2011. The Managers Report also contained recommendations relating to all amendments proposed to the plan arising from the public consultation process (Nov. 2010-Jan 2011). Council members voted to accept or reject the recommendations contained in the Managers Report of 30<sup>th</sup> and 31<sup>st</sup> March. In addition, they themselves proposed and voted to include other amendments to the plan at that time. The proposed amendments to the plan were published on 21<sup>st</sup> April 2011.

1.1.4 The proposed amendments to the draft Bantry Electoral Area Local Area Plan were also assessed to determine whether these could have significant impacts on any Natura 2000 sites. The results of that assessment are contained in the second Natura Impact Report, (Natura Impact Report (II) on proposed

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<sup>1</sup> 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.

amendments to the draft Bantry EA Local Area Plan), which was published on 21st April 2011. That report contained an examination of all amendments proposed to be made to the plan, which were approved by Council Members of 30<sup>th</sup> and 31<sup>st</sup> March, and a determination as to whether the amendments have the potential to have significant impacts on Natura 2000 sites. Where impacts could not be ruled out, recommendations were made for modifications to be made to the amendments, or for the removal of these. These recommendations were contained in the Managers Report of June 15<sup>th</sup>, Council members voted on the recommendations contained in the Managers Report on July 25<sup>th</sup> 2011. All of the recommendations for changes to the plan arising from the HDA process were accepted in full by Cork County Council.

1.1.5 This is the final Natura Impact Report for the Bantry Electoral Area Local Area Plan, 2011. It summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met. Finally the report contains the **AA Conclusion Statement** which finds that, subject to a number of changes to text, objectives, settlement boundaries and zonings, which have been accepted by Council and are contained in the final plan, there will be no significant impact on the network as a whole, nor to individual Natura 2000 sites or their dependant habitats and species. This report should be read in conjunction with the Bantry Electoral Area Local Area Plan.

1.1.6 The first and second Natura Impact Reports have been made available to statutory consultees and the general public. In addition, the National Parks and Wildlife Service was consulted and advised on the content of each of the Natura Impact Reports.

1.1.7 The full timetable for the making of the plan and the parallel Habitats Directive Assessment process is set out in Appendix I.

## 1.2 Habitats Directive Assessment

1.2.1 Habitats Directive Assessment, also referred to as Appropriate Assessment, is a process which involves the evaluation of the potential impacts of plans and projects on Natura 2000 sites and the habitats and species that they support and, where necessary, the development of mitigation measures to avoid any such impacts. It is an iterative process which runs parallel to and informs the plan making process, involving analysis and review of draft policies, or amendments/variations, as they emerge during each stage of plan making. Within this process, regard must also be had to the potential for policies or amendments to policies, to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.



1.2.2 Articles 6(3) of the Directive sets out the requirement for the assessment of plans and projects affecting Natura 2000 sites as follows:

*6(3) Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site and subject to the provision of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

1.2.3 Article 6(4) of the Directive deals with derogation procedures, where it is considered necessary to proceed with a plan/project despite a finding that negative impacts are likely.

*6(4) If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.*

*Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance to the environment, or further to an opinion from the Commission, to other imperative reasons of overriding public interest.*

1.2.4 In relation to plan making, the process of assessment may result in the modification or removal of policies proposed to the plan or in the adoption of new policies, or, if significant impacts arise which cannot be avoided, a recommendation not to proceed with the policy.

1.2.5 The European Union has provided guidance as to how to complete a Habitats Directive Assessment for land use plans which identifies four main stages in the process as follows:

*Stage One: Screening*

*The process which identifies what might be likely impacts arising from a plan on Natura 2000 sites, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant. If the effects are deemed to be significant, potentially significant, or uncertain, then the process must proceed to Stage Two.*

*Stage Two: Appropriate assessment*

*Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an appropriate assessment and involves the consideration of the impact of the plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, having regard to the site's ecological structure and function, and its conservation objectives. Additionally, where there are adverse impacts, it involves an assessment of the potential mitigation of those impacts.*

*Stage Three: Assessment of alternative solutions*

*Should the conclusion of the appropriate assessment be that there are likely to be impacts which will affect the overall integrity of Natura 2000 site, then it is required to examine alternative ways of achieving the objectives of the plan that avoids such adverse impacts. Stage three of a Habitats Directive Assessment involves the assessment of alternative solutions or options that could enable the plan or project to proceed without adverse effects on the integrity of Natura 2000 sites. The process must return to stage two as alternatives will require appropriate assessment in order to proceed. Demonstrating that all reasonable alternatives have been considered and assessed, and that the least damaging option has been selected, is necessary to progress to Stage four. Alternatives must be compared with respect to the significance of their likely effects on the integrity of the site/sites. Other assessment criteria, such as economic criteria cannot be seen as overruling ecological criteria.*

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

*This is the main derogation process of Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan that will have adverse effects on the integrity of a Natura 2000 site to proceed in cases where it has been established that no less damaging alternative solution exists. Such a plan may only proceed if compensatory measures have been put in place to offset the impacts to be incurred and these compensatory measures must be assessed as part of the AA process. The EU Commission must be informed of the compensatory measures and these must be approved by the Minister. Compensatory measures are a last resort attempt to maintain the integrity of the Natura 2000 network and they must be practical, implementable, likely to succeed, proportionate and enforceable.*

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

1.2.6 Development plans including County Development Plans, Local Area Plans, Town Plans and variations to these may only be adopted if it has been demonstrated that impacts on the integrity of any Natura 2000 sites which could be affected by the plan have been ruled out. Where such impacts have not

been ruled out, the plan may only proceed where it has been demonstrated that there are no reasonable alternative solutions, that there are imperative reasons of overriding public interest to proceed with the plan, and that compensatory measures have been designed, assessed, approved by the Minister, and have been put in place in advance of the adoption of the plan. In every case in which a local authority envisages approving or proceeding with a plan or project on the grounds of overriding public interest, the Minister must be consulted.

## **2 Methodology**

### **2.1 Data Sources**

2.1.1 The appropriate assessment of potential impacts on the integrity of Natura 2000 sites in this study is based on a desktop review of information relating to these sites and to the habitats and species that they support, and personal knowledge of many of the sites. References and data used are cited in the back of this report.

### **2.2 Consultation**

2.2.1 Consultation was carried out with the NPWS in relation to the Appropriate Assessment of this plan and on the proposed amendments. This process assisted the Planning Authority to identify the principle threats of concern for individual sites and to amend the plan accordingly. The draft plan and amendments as well as the Natura Impact Reports and Environmental Report for the plan were referred to statutory consultees, and made available to the general public for review at the various consultation stages of the plan making process.

### **2.3 Approach**

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

## **3 Habitats Directive Assessment of the draft Plan and Proposed Amendments.**

### **3.1 Description of the Plan**

3.1.1 The draft plan consists of a written statement and maps. It takes cognisance of the County Development Plan (2009) and relevant aspects of the South West Regional Planning Guidelines (2010) in terms of its objectives relating to population targets, housing strategy, settlement strategies and boundaries, economic development, flood risk assessment, climate change and biodiversity strategies. It contains three sections as follows -

### Section 1: Introduction to the Bantry Electoral Area Local Area Plan

This section summarises the content of the plan and its relationship to other plans. It contains information relating to the process that has been followed in the making of the plan including the approach to consultation and zoning etc. The main towns, villages and other settlements within the electoral area are identified in this section. Policies relating to assessment of flood risk and the protection of the green belt which apply to the entire electoral area are also included in this section.

### Section 2: Local Area Strategy

This section of the plan sets out the overall strategy for Bantry Electoral Area as a whole. It presents a summary and analysis of the growth and population targets used in the plan and gives details of the main employment and economic considerations, education and infrastructure requirements and key environmental considerations. It sets out an overall vision for the electoral area as follows:

- o Encourage balanced population growth so that the main towns can achieve their full economic potential;
- o Develop Bantry as an important centre of population, employment, services, marine and tourist facilities;
- o Develop Castletownbere employment function with a particular focus on fishing and marine and tourism related activities;
- o Develop Schull as a principal tourist attraction incorporating marine and tourism related attractions;
- o Capitalise on the attractive landscape setting of the Bantry Electoral Area, in particular the hills, lakes and coastal landscapes;
- o Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.

This section contains policy statements relating to the provision of a sustainable water supply and treatment system as well as environmental assessment requirements.

### Section 3: Settlements and Other Locations.

This section of the document sets out more specific objectives relating to population targets, residential, commercial and industrial development, the provision of infrastructural, community and recreational facilities etc for each of the three main towns, three key villages, West Cork Island Communities, and for 21 other villages, village nuclei and other small settlements within the electoral area.

## **3.2 Habitats Directive Assessment of the draft Plan**

3.2.1 The draft Plan was reviewed in January 2011 to determine whether the policies or zonings contained therein would be likely to have significant impacts on the Natura 2000 network. As part of this assessment all Natura 2000 sites within

the boundary of the Local Area Plan Area, all Natura 2000 sites within 15km of the boundary and all downstream Natura 2000 sites designated for water dependant habitats and/or species were screened for potential impacts arising from the plan. A total of sixteen Special Areas of Conservation and four Special Protection Areas were identified as part of the screening process. These are shown in **Table 3.1** below.

**Table 3.1 Natura 2000 Sites Identified for Screening for Appropriate Assessment for the Draft Bantry EA Local Area Plan**

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
Glengarriff Harbour & Woodland SAC	90	Old sessile Oak Woodlands with Ilex and Blechnum; Alluvial forest with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> .	Kerry Slug; Lesser Horseshoe Bat; Otter; Common (Harbour) Seal	<b>Habitats:</b> Heath; Sheltered inlets and rocky shores; Rocky islets. <b>Species:</b> Stoat; Red Squirrel; Badger; Pine Marten; Sparrowhawk; Peregrine; Long-eared Owl; Woodcock; Heron; Jay; Butterflies; Damselflies; Rare fungii.	<b>Habitats:</b> Woodland clearance; Invasive species encroachment; Sub-optimal grazing; Drainage. <b>Species:</b> Kerry Slug: habitat loss through intensification of agricultural and forestry land uses; LH Bat: Loss of winter and summer roosts; loss of foraging habitat and commuting routes. Otter: Disturbance to river banks. Common Seal: Loss of haul outs and breeding areas or disturbance in these areas.
Caha Mountains SAC	93	Blanket Bog and Active Blanket Bog; North atlantic wet heath with <i>Erica tetralix</i> ; Siliceous rocky slopes with chasmophytic vegetation; Alpine and sub-alpine	Killarney Fern; Kerry Slug	<b>Habitats:</b> Wet heath; Upland grassland; Dystrophic Lakes; <b>Species:</b> Peregrine Falcon; Hen Harrier; Chough; Ring Ouzel	<b>Habitats:</b> Overstocking; Peat extraction; Afforestation; Drainage; Burning and Infrastructural Developments (e.g. Windfarms); Recreational uses including hillwalking and quadbiking; Afforestation; Quarries; Nutrient enrichment of lakes

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
		heath; Oligotrophic to mesotrophic standing waters with vegetation of the littorelletea uniflorae and or Isotonojuncetea			arising from agriculture and housing development. <b>Species:</b> Killarney Fern not generally threatened; Kerry Slug; habitat loss through intensification of agricultural and forestry land uses.
Lough Hyne Nature Reserve & Environ SAC	97	Large Shallow Inlets and Bays; Reefs; Submerged sea caves		<b>Habitats:</b> Freshwater Marsh; Mixed woodland; Heath. <b>Species:</b> Raven; Peregrine; Chough; Rare sea urchins, sponges and other sea creatures.	<b>Habitats:</b> Aquaculture; Fishing; Dumping of wastes; Water polluting activities;
Roaringwater Bay & Islands SAC	101	Large Shallow Inlets and Bays; Reefs; Vegetated sea cliffs of the atlantic and baltic coasts; European dry heath; Submerged or partially submerged sea caves.	Harbour Porpoise; Otter; Grey Seal	<b>Habitats:</b> Exposed rocky shores; sheltered, rock, sand and mud communities; largest maerl community in country; seagrass beds; Freshwater Marsh; <b>Species:</b> Hairy Birdsfoot Trefoil;	<b>Habitats:</b> Aquaculture; Fishing; Dumping of wastes; Water polluting activities; Erosion; Grazing; Recreational uses including dev. of golf courses; Dumping; Coastal protection works. <b>Species:</b> Harbour porpoise: Activities which cause noise or other disturbance to marine

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
				Common Birdsfoot; Spotted Rockrose; Pale Hath Violet and Lanceolate Spleenwort; Deptford Pink; Little Robin; Sea Pea; Sea birds incl. Terns; Chough; Gulls and Peregrine Falcom.	mammals; water pollution. Otter: Disturbance to river banks. Grey seal: Loss of haul outs and breeding areas or disturbance in these areas.
Sheep's Head to Toe Head SAC	102	North Atlantic Wet Heaths with <i>Erica tetralix</i> ; European dry heath.	Kerry Slug	<b>Habitats:</b> Blanket Bog; Fen/swamp vegetation; Lakes; <b>Species:</b> Spotted Rockrose; Pale Dog Violet; Royal Fern; Breeding seabirds; Chough;	<b>Habitats:</b> Reclamation, afforestation; burning; overstocking. <b>Species:</b> Kerry Slug: habitat loss through intensification of agricultural and forestry land uses.
Three Castle Head to Mizen Head SAC	109	Vegetated sea cliffs of the atlantic and baltic coasts; European dry heath.		<b>Habitats:</b> Lakes; Grasslands; Freshwater Marsh. <b>Species:</b> Spotted Rockrose; Pale Dog-violet; Irish Spurge; Chough; Breeding seabirds.	<b>Habitats:</b> Erosion; Afforestation; Burning; Over and undergrazing; Bracken Invasion.



Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
Barley Cove to Ballyrisode Point SAC	1040	Mudflats and sandflats not covered by seawater at low tide; Perennial vegetation of stony banks; Salicornia and other annuals colonising mud and sand; Atlantic salt meadows; Mediterranean salt meadows; Shifting dunes along the shoreline with ammophila arenaria (white dunes). Fixed coastal dunes with herbaceous vegetation (grey dunes) European dry heath.		<b>Habitats:</b> Rocky shoreline; sea cliffs; Lakes. <b>Species:</b> Hairy Bird's Foot Trefoil; Lanceolate Spleenwort; Pale Dog-violet; Green-winged Orchie; Bird's-foot Trefoil; Strawberry Tree; Chough; Wintering waterfowl incl. Whooper Swan; Breeding seabirds.	<b>Habitats:</b> Aquaculture; Fishing; Coastal development; Water polluting activities; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species including Seabuckthorn and Spartina; Infilling; Recreational uses, including trampling, horse riding and vehicle use; Mechanised removal of tidal litter. Over and under-grazing; Sand and gravel extraction; Removal of other beach materials; Development pressure causing habitat loss.
Cleanderry Wood SAC	1043	Old sessile oak woodlands with <i>Ilex</i> and <i>Blechnum</i>	Killarney Fern	<b>Habitats:</b> Heath; acid grassland and rocky outcrops.	<b>Habitats:</b> Woodland clearance; Invasive species encroachment; Sub-optimal grazing. <b>Species:</b> Killarney Fern: not generally threatened.

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
Myross Wood SAC	1070	n/a	Killarney Fern	<b>Habitats:</b> Mixed woodland.	<b>Habitats:</b> Woodland clearance; Invasive species encroachment; Sub-optimal grazing. <b>Species: Killarney Fern:</b> not generally threatened.
Castletownshend SAC	1547	n/a	Killarney Fern.	<b>Habitats:</b> Semi-natural woodland and conifer woodland.	<b>Species:</b> Killarney Fern: not generally threatened, potential loss of habitat could be an issue at this site.
Derryclougher (Knockboy) Bog SAC	1873	Blanket Bog and Active Blanket Bog		<b>Habitats:</b> Rivers and streams; Lakes; Heath; Grassland and Stream flushes.	<b>Habitats:</b> Overstocking; Peat extraction; Afforestation; Drainage; Burning and Infrastructural Developments (eg Windfarms); Recreational uses including hillwalking and quadbiking; Afforestation; Quarries; Nutrient enrichment of lakes arising from agriculture and housing development.
Glanmore Bog SAC	1879	Oligotrophic Waters containing very few minerals of sandy plains ( <i>Littorelletalia uniflorae</i> ); Water courses of	Freshwater Pearl Mussel; Killarney Fern.	<b>Habitats:</b> Rivers. <b>Species:</b> Chough.	<b>Habitats:</b> Nutrient enrichment from agricultural practices including overgrazing and excessive fertilisation; Waste water discharges; Water abstraction; Overstocking; Peat

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
		plain to maintain levels with the ranunculion fluitantis and callitricho-batrachion vegetation; North atlantic wet heaths with <i>Erica tetralix</i> ; Blanket bog and active bog.			extraction; Afforestation; Drainage; Burning and Infrastructural Developments (e.g. Windfarms); Recreational uses including hillwalking and quadbiking; Afforestation; Quarries; Nutrient enrichment of lakes arising from agriculture and housing development. <b>Species:</b> FWPM Nutrient enrichment and siltation arising from a range of activities. <b>Species:</b> Killarney Fern: Not generally threatened.
Kenmare River SAC	2158	Large Shallow Inlets and Bays; Reefs; Perennial vegetation of stony banks; Vegetated sea cliffs of the atlantic and baltic coasts; Atlantic salt meadows; Shifting dunes along the shoreline with ammophila arenaria	Whorl snail; Lesser horseshoe bat; Otter; Common (harbour) seal.	Most of the habitats and species of biodiversity importance are qualifying features for this site.	<b>Habitats:</b> Aquaculture; Fishing; Coastal development; Activities which could cause water pollution including waste water discharges and water abstractions; Bait digging; Land reclamation; Coastal protection works; Spread of invasive species; Infilling. Recreational pressures, including

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
		(white dunes); Fixed dunes with herbaceous vegetation (grey dunes); European dry heath; Calaminarian grassland of the <i>Violetalia calaminariae</i> ; Submerged or partially submerged sea caves.			trampling, horse riding and vehicle use; Mechanised removal of tidal litter. Sand and gravel extraction; Removal of other beach materials; Development pressure causing habitat loss; Over and undergrazing. <b>Species:</b> Whorl Snail: Loss of riverside and canal-side habitat, exploitation of esker sites and drainage of wetlands, sheep grazing and over exploitation of dune sites; Lesser Horseshoe Bat: Loss of foraging areas, roosting sites and commuting routes; Otter: Disturbance to river banks. Common (harbour) seal: Common Seal: Loss of haul outs and breeding areas or disturbance in these areas.
Farran amagh Lough SAC	2189	Coastal lagoons; Perennial vegetation of the stony banks.		<b>Habitats:</b> Saltmarsh, Freshwater Marsh, Wet grassland; <b>Species:</b> Kerry Slug	<b>Habitats:</b> Drainage, natural silting, water pollution (nutrient enrichment - agricultural and domestic effluents caused by increase in urbanisation and

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
					commercial and industrial activities; recreational activities along the shoreline; Removal of beach materials; Sand / gravel extraction.
Dunbeacon Shingle SAC	2280	Perennial vegetation of stony banks.		Habitats: Lake, Heath, Saltmarsh, <b>Species:</b> Waterfowl	<b>Habitats:</b> Removal of beach materials; Sand / gravel extraction.
Reen Point Shingle SAC	2281	Perennial vegetation of stony banks.		<b>Habitats:</b> Saltmarsh, Lagoon, Freshwater Marsh, Heath	<b>Habitats:</b> Removal of beach materials; Sand / gravel extraction.
Bull and the Cow SPA	4066	n/a	Nationally important numbers of Storm Petrel; Gannet; Puffin	<b>Species:</b> Puffin; Gulls; Cormorant; Kittiwake;	<b>Species:</b> Activities which could interfere with food supplies of breeding birds;
Beara Peninsula SPA	4155	n/a	Chough	<b>Species:</b> Fulmar; Black Guillemot; Peregrine Falcon; Gulls; Shag; Razorbill. <b>Habitats:</b> Vegetated seacliffs; Improved, semi-improved and unimproved grassland.	<b>Species:</b> Agricultural abandonment.
Sheeps Head	4156	n/a	Peregrine Falcon;	<b>Species:</b> Black Guillemot;	<b>Species:</b> Agricultural

Site Name	Site Code	Habitats For Which Site Is Designated	Species For Which Site Is Designated	Other Species And Habitats Of Note Occurring Within The Site	Potential Threats
to Toe Head SPA			Chough	Fulmar; Shag; Kittiwake; Gull spp; Shag. <b>Habitats:</b> Vegetated seacliffs; Improved, semi-improved and unimproved grassland; Sand dunes.	abandonment; Activities which could interfere with food supplies of breeding birds; Activities which could cause disturbance to breeding birds.
Seven Heads SPA	4191	n/a	Chough	<b>Species:</b> Fulmar; Gull spp; Cormorant; Peregrine Falcon. <b>Habitats:</b> Sea cliffs; Heath; Improved, semi-improved and unimproved grassland.	<b>Species:</b> Agricultural abandonment; Activities which could interfere with food supplies of breeding birds; Activities which could cause disturbance to breeding birds.

3.2.2 All of the draft plan objectives were reviewed as part of the Habitats Directive screening process. Consideration was given to direct and indirect impacts which may arise from development which could be caused by objectives contained in the draft plan. This could include new residential, commercial, infrastructural, recreational or other development which may give rise to direct impacts on habitats or species (loss of habitat, disturbance to species); as well as activities which could have indirect impacts (e.g. activities which could affect water quality or hydrology which could in turn affect the status/health of populations of water dependant habitats or species). Policies which could give rise to impacts which were considered include:

- policies promoting development which would give rise to habitat loss within Natura 2000 sites – i.e. proposed development zonings directly on lands designated for nature conservation.
- policies promoting development in areas with inadequate provision for water and waste water infrastructure.
- policies promoting development in areas which could give rise to pressure on water quality during the construction and operational phase, in particular proposals for development within flood zones of Natura 2000 sites with water dependant habitats and species.
- policies promoting development which could give rise to disturbance to protected species, in particular proposals for paths and walkways within or adjacent to sensitive bird feeding and roosting sites.

3.2.3 These were considered both on their own as well as in relation to potential cumulative impacts when considered in combination with other plans and projects. Of the Natura 2000 sites which were screened, significant impacts were objectively ruled out for ten Special Areas of Conservation and two Special Protection Areas. However, potential significant impacts were identified for six Special Areas of Conservation and two Special Protection Areas. These sites were brought forward for appropriate assessment and recommendations for alterations to policies, settlement boundaries and zonings were made to offset potential impacts on habitats or species for which these sites were designated, and on the overall integrity of the sites themselves.

3.2.4 A number of proposed policies and zonings were identified which could have a negative impact on Natura 2000 sites. These included policies which could have a negative impact on water quality or cause a reduction in water levels in rivers or lakes in Natura 2000 sites designated for water dependant habitats or species; the inclusion of designated lands within settlement boundaries; and the zoning of designated lands for development or recreational uses in a number of settlements and on the islands.

**Table 3.2 Summary of potential impacts on Natura 2000 sites identified through screening of draft plan and consideration of cumulative impacts (see first Natura Impact Report for Bantry EA Local Area Plan for full details).**

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
Glengarriff Harbour & Woodland SAC	<p>Parts of the SAC are within the Glengarriff settlement boundary giving rise to a risk of habitat loss. Parts of the SAC are zoned as active open space – development here could give rise to habitat loss.</p> <p>Areas zoned for residential development adjacent to woodland habitat within the SAC could give rise to impacts on Annex I Old Oak Woodland.</p> <p>An area adjacent to the SAC is proposed to be zoned for marine tourism and could put increased pressure on water based habitats and species.</p>	<p>The <b>Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008</b> could give rise to additional pressure for development in the harbour which may cause habitat loss or deterioration and could give rise to disturbance to seals or otters as well as pressure on water quality. This strategy identifies Glengarriff as a secondary hub for tourism related activities. In addition, the <b>Cork County Development Plan 2009 - Obj Econ 6-5</b> promotes development of sustainable marine tourism along the county coastline.</p> <p>Additional pressure for development within and adjacent to the Special Area of Conservation could arise from policies set out in the <b>County Development Plan, 2009</b>.</p>
Caha Mountains SAC	None identified	n/a
Lough Hyne Nature Reserve SAC	None identified	n/a
Roaringwater Bay & Islands SAC	Waste water treatment plants at some settlements around the Bay have insufficient capacity to treat waste	Roaringwater Bay has been assigned moderate water quality status in the SW Region River Basin Management Plan. Key pressures include point source waste water



Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
	<p>from current and/or target populations (Schull, and Ballydehob).</p> <p>Development and recreation objectives on the Islands (Heir and Long) could give rise to impacts on habitats and disturbance to species;</p> <p>Designated land is zoned for open space in Ballydehob. Development here could result in loss or deterioration of habitats within the SAC.</p>	<p>treatment plants as well as activities related to agriculture within the catchment. These are the primary source of nutrient enrichment to water bodies while a number of septic tanks located within the water management unit are in areas of very high or extreme risk (Source – <b>SW Region, River Basin Management Plan 2010</b>).</p> <p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in <b>Cork County Development Plan 2009 and the Skibbereen EA Local Area Plan 2011</b> (Baltimore and Oileain Chleire);</p> <p>Additional pressure on habitats and species on islands in the bay could arise from development and recreation policies set out in the <b>Skibbereen EA Local Area Plan 2011</b> for Sherkin Island and Oileain Chleire.</p> <p>The <b>Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008</b> could give rise to additional pressure for development in the bay which may cause habitat loss or deterioration and could give rise to disturbance to seals, porpoise or otter.</p> <p>Policies contained in the <b>West Cork Islands Integrated Development Strategy 2010</b> could give rise to additional development and recreational pressures on the islands resulting in loss or deterioration of habitats.</p>
Sheep's Head to Toe Head	Ahakista settlement boundary is adjacent to SAC. Development in	None identified.

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
SAC	this location could affect hydrology of heath/bog habitat in SAC.	
Three Castle Head to Mizen Head SAC	None identified	n/a
Cleander y Wood SAC	None identified	n/a
Myross Wood SAC	None identified	n/a
Castletownshend SAC	None identified	n/a
Derryclogher (Knockboy) Bog SAC	None identified	n/a
Barley Cove to Ballyrisode Point SAC	Waste water treatment plants at some settlements around this bay have insufficient capacity to treat waste water from current and/or target population (Barleycove and Goleen) and could give rise to impacts on water dependant habitats or species; The plan provides for some development at Barleycove which could give rise to additional recreational pressures on coastal habitats including dunes.	Additional pressure on water quality and on habitats in this SAC could arise from rural and urban settlement and recreational policies set out in the <b>Cork County Development Plan 2009</b> .
Glanmore Bog SAC	Overall target population increases on Beara Peninsula will put	Water quality in this area has been assigned moderate status overall (SWRBMP, 2010). The primary

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
	<p>increased pressure on public water supply which is sourced from Glenbeg Lough (annex I habitat type) in Glanmore Bog SAC. Current levels of abstraction and/or any increased abstraction could have a significant negative impact on lake and on the Freshwater Pearl Mussel, a species for which this site is designated.</p> <p>The settlement boundary at Ardgroom overlaps with Glanmore Bog SAC could give rise to habitat loss and/or deterioration through impacts on hydrology.</p>	<p>pressures on the Owenagappul River have been identified to be forestry and water abstraction. Additional pressure on water levels in Glenbeg Lough in this SAC could arise from rural settlement provided for in <b>Cork County Development Plan 2009</b>.</p>
Kenmare River SAC	<p>Waste water treatment plants at some settlements around the river estuary have insufficient capacity to treat waste water from current and/or target population (Ardgroom, Allihies, and Eyeries) and could give rise to impacts on water dependant habitats or species.</p>	<p>Additional pressure on water quality in this SAC could arise from rural and urban settlement provided for in <b>Cork County Development Plan 2009</b>; <b>Kerry County Development Plan 2009</b> and the <b>Kenmare Local Area Plan 2010</b>.</p>
Farranama nagh Lough SAC	None identified.	n/a
Dunbeacon Shingle SAC	None identified	n/a
Reen Point Shingle	None identified	n/a

Site Name	Potential Impacts	Other Plans Which Could Give Rise to Potential Cumulative Impacts on SAC
SAC		
Bull and the Cow SPA	None identified	n/a
Beara Peninsula SPA	Dursey Island settlement boundary, part of Bere Island and part of C'townbere Green Belt are within this SPA. Development in these areas could give rise to development resulting in loss of feeding habitat for Chough.	Policies contained in the <b>West Cork Islands Integrated Development Strategy 2010</b> could give rise to additional development and recreational pressures on this SPA resulting in loss or deterioration of habitats and consequent disturbance to species.
Sheeps Head to Toe Head SPA	Crookhaven settlement boundary overlaps with SPA– development in this area could give rise to loss of feeding habitat for Chough.	The <b>Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008</b> could give rise to additional pressure for development in this SPA which may cause habitat loss affecting Chough. This strategy identifies Crookhaven as a secondary hub for tourism related activities.
Seven Heads SPA	None identified.	n/a

3.2.5 All of the recommendations made for changes to policies, settlement boundaries and zonings arising out of the Appropriate Assessment process were put before Cork County Council in the *Report to Members, Bantry Electoral Area Local Area Plan, Public Consultation Draft, Managers Opinion on the Issues Raised by Submissions and Recommended Amendments* (February 2011), and these were accepted in full by the Council at their meeting of March 30<sup>th</sup>/31<sup>st</sup>. These were published as proposed amendments to the draft Local Area Plan on 21st April 2011, in addition to other amendments arising from the public consultation process or proposed by Council members.

3.2.6 The recommendations which arose from the AA of the draft plan are set out in **Table 3.3** below. The full assessment is available for review in *Natura Impact Report I for the draft Bantry EA Local Area Plan*, (February, 2011). The proposed amendments to the plan are set out in the *Bantry Electoral Area Local Area Plan, Proposed Amendment to the Draft Plan, Public Consultation Document* (April, 2011).

**Table 3.3 Summary Of Recommendations For Changes Arising From Appropriate Assessment Of Draft Plan** (Proposed wording changes for policies are set out in bold).

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
GB 1-1 b	BT 01.01.08	It is an objective to reserve generally for use as agriculture, open space, or recreation uses those lands that lie in the immediate surroundings of towns.	Modify wording of objective.	It is an objective to reserve generally for use as agriculture, open space, or recreation uses those lands that lie in the immediate surroundings of towns. <b>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</b>
LAS 2-1	BT 02.01.02	In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan is already in a programme or is to be provided in tandem with	Modify wording of objective.	In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place <b>which will secure the objectives of the relevant River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</b>  <b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving waters does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		the development.		developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.
LAS 2-2	BT 02.01.03	This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental; Assessment, Appropriate Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment	Modify wording of objective.	This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, <b>Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment</b> to ensure the <b>parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</b>
LAS 2-3	BT 02.01.04	N/A	Insert new objective.	<b>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with Env 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</b>
LAS 2-4	BT 02.01.05	N/A	Insert new objective.	<b>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
				planning area in accordance with Env 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.
Castle - town bere DB-03	BT 03.02.09	In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.	Modify wording of objective.	<p>In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan <b>and the protection of Glanmore Bog Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</b></p> <p><b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels and that there is not net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p>
Schull DB-03	BT 03.03.04	In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable	Modify wording of objective.	<b>In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin</b>



Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		<b>Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b>
Schull DB-04	BT 03.03.05	Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system	Modify wording of objective.	Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Special Area of Conservation.</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality		
Schull DB-10	BT 03.03.06	N/A	Insert new objective.	<b>Schull is located on the western shore of Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b>
Ballydehob Objective 1(b)	BT 03.04.02	In order to secure the population growth and supporting development proposed in DB 01 (a) , appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River	Modify wording of objective.	In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands SAC must be provided in advance of development. <b>Waste water infrastructure must be capable</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		of treating current and projected loads. Sustainable Urban Drainage Systems (SUDS) will be required for developments within this area.
Ballydehob DB-01(d)	BT 03.04.03	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the	Modify wording of objective.	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Special Area of Conservation.</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		appropriate EPA code of practice and will have regard to any cumulative impacts on water quality		
Ballydehob 0-01	BT 03.04.04	Open Space to be protected for visual amenity and scenic qualities including the protection of Ballydehob Bay and to protect the setting of the village. Parts of this site are at risk of flooding Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4 and 1-6 in section 1 of this plan.	Modify wording of objective.	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. <b>Parts of this zone are within the Special Area of Conservation and are suitable for development. Any development proposals in other lands zoned 0-01 must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive'.</b> Parts of this zone are located within the SAC, and are protected as it supports habitats and species of high conservation value. <b>Development proposals will not be considered for land zoned as O-01 that is also within the SAC.</b>
Glengarriff DB-01(b)	BT 03.06.03	In order to secure the population growth and supporting development proposed in DB	Modify wording of objective.	In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		01 appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.		infrastructure that will secure the objectives of the relevant River Basin Management Plan <b>and the protection of Glengarriff Harbour and Woodland Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b>
Glengarriff DB-01(d)	BT 03.06.04	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to	Modify wording of objective.	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Special Area of Conservation.</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality		
Glengarriff DB-01 (v)	BT 03.06.05	N/A	Insert new objective.	<p><b>Situated on Glengarriff Harbour, this settlement is surrounded on its landward sides by old oak woodland which forms the Glengarriff Harbour and Woodland Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p>The settlement boundary is adjacent to designated woodland in places. Development proposals in these locations will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
				will not have significant negative impact on the SAC. A buffer zone will be required between any developments proposed adjacent to designated woodland. The size of the buffer zone will be determined at project level.
Glengarriff O-01	BT 03.06.06	<p>Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	Modify wording of objective.	<p>Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. <b>A significant part of the area is located within the Glengarriff Harbour and Woodland SAC, and is protected as it supports habitats and species of high conservation value.</b></p> <p><b>Development proposals will not be considered for land zoned as O-01 that are within the SAC.</b></p> <p><b>Any development proposals in other lands zoned O-01 must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The</p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
				Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.
Glengarriff X-02	BT 03.06.07	An action plan shall be prepared for the entire site outlining proposals for mixed use, comprising community and amenity uses, in addition to some marine related tourism and leisure uses along the eastern portion of the site, close to the pier area. Provision shall be made for additional parking areas and existing trees and landscaping shall be maintained where possible. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the	Modify wording of objective.	An action plan shall be prepared for the entire site outlining proposals for mixed use, comprising community and amenity uses, in addition to some marine related tourism and leisure uses along the eastern portion of the site, close to the pier area. Provision shall be made for additional parking areas and existing trees and landscaping shall be maintained where possible. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan. <b>This area is within 100m of Glengarriff Harbour and Woodland SAC. Development proposals must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. A buffer zone of is</b>



Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.		likely to be required between any development proposed for this area and the Special Area of Conservation.
Bere Island GEN-01 (i)	BT 03.07.01 and BT 03.07.02	i) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Bere Island	Modify wording of objective.	i) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Bere Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.</b>
Bere Island Gen - 01	BT 03.07.02	i) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork islands Integrated Development Strategy, 2010 as it relates to Bere Island.  j) It is an objective to support the	Modify wording of objective.	i) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Bere Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.</b>  j) It is an objective to support the development principles of

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		development principles of the Bere Island Conservaiton Plan.		<p>the Bere Island Conservation Plan <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the protection of the Beara Peninsula Special Protection Area.</b></p> <p><b>k) The southern part of Bere Island is within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA.</b></p>
Durse Island GEN-01	BT 03.08.01	d) It is an objective to support the development of sustainable tourism, capitalising on the upgrading of the cable car, including the development of coastal and looped walks, and other forms of indigenous	Modify wording of objective.	d) It is an objective to support the development of sustainable tourism, capitalising on the upgrading of the cable car, including the development of coastal and looped walks, and other forms of indigenous employment uses on the island where they can be suitably integrated into the setting of the island <b>in a manner that is compatible with the conservation designations on and around the Island.</b> It is an objective to investigate the

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		<p>employment uses on the island where they can be suitably integrated into the setting of the island. It is an objective to investigate the feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings. Restoration of the old school building for community/tourism use could have an important role in this regard.</p> <p>e) It is an objective to maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities in a manner that is compatible with the conservation designations on and around the island.</p>		<p>feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings. Restoration of the old school building for community/tourism use could have an important role in this regard.</p> <p>e) It is an objective to maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities <b>in a manner that is compatible with the conservation designations on and around the island.</b></p> <p>f) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Dursey Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p>g) This Island is surrounded by the Kenmare River Special Area of Conservation and parts of the Island are within the Beara Peninsula Special Protection Area. <b>The plan will protect the favourable conservation status of these sites. Development proposals as set out above</b></p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		f) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Dursey Island		should not be located within the SPA. Development and other proposals on the Island will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA and SAC.
Heir Island GEN-01	BT 03.09.01	d) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged. Improvements particularly in the areas of access, transportation, facilities and accommodation options will be	Modify wording of objective.	d) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities <b>in a manner that is compatible with designation of the Island as a Special Area of Conservation.</b>  e) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged. Improvements particularly in the areas of access, transportation, facilities and accommodation options will be encouraged <b>in a manner that is compatible with the designation of the Island as a Special Area of Conservation.</b>  f) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		<p>encouraged</p> <p>f) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Heir Island.</p>		<p>it relates to Heir Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p><b>h) Much of Heir island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</b></p>
Long Island GEN-01	BT 03.10.01	<p>d) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</p> <p>e) Encourage sustainable tourist related development based on the</p>	Modify wording of objective.	<p>d) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities <b>in a manner that is compatible with designation of the island as a Special Area of Conservation.</b></p> <p>e) Encourage sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island facilities <b>in a manner that is compatible</b></p>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		<p>natural and cultural heritage of the island and contributing to a balanced economy for the island</p> <p>f) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Long Island</p>		<p><b>with designation of the Island as a Special Area of Conservation.</b></p> <p>f) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Long Island <b>where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p>j) Long Island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p>
Ahakista DB-01 (i)	BT 03.12.02	N/A	Insert new objective.	The development boundary for Ahakista is adjacent to Sheep's Head to Toe Head Special Area of Conservation. Development proposals in areas close to the SAC may require the provision of an ecological impact assessment report (Natura

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
				Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone is likely to be required for development proposed adjacent to the SAC. The size of the buffer zone will be determined at project level.
Allihies DB-01 (b)	BT 03.13.01	In order to secure the population growth and supporting development proposed in DB - 01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development..	Modify wording of objective.	In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan, <b>Glanmore Bog Special Area of Conservation, and Kenmare River Special Area of Conservation must be provided in advance of development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b>
Allihies DB-	BT 03.13.02	Notwithstanding the scale of	Modify wording of	Notwithstanding the scale of growth outlined in objective (a)

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
01(d)		growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 12 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.	objective.	above, in the absence of a public wastewater treatment plant, development shall be limited to 12 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on Kenmare River Special Area of Conservation.</b>
Allihies DB-01	BT 03.13.03	N/a	Insert new objective.	<b>This settlement is located adjacent to the Kenmare River Special Area of Conservation. This plan will protect the favourable conservation status</b>



Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
				of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.
Ardgroom	BT 03.14.03	N/A	Recommendation from Natura Impact Report Remove undeveloped areas of SAC from Development Boundary.	<b>Development boundary amended to remove SAC.</b>
Ardgroom DB-01 (b)	BT 03.14.04	In order to secure the population growth and supporting development proposed in DB-01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites needs to be provided in tandem with the	Modify wording of objective.	In order to secure the population growth and supporting development proposed in DB-01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan, <b>Glanmore Bog Special Area of Conservation, and Kenmare River Special Area of Conservation must be provided in advance of development.</b>  <b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving waters does not fall below legally required levels and there is no net increase in abstraction from Glenbeg Lough. Sustainable</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		development.		Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
Ardgroom DB-01(r)	BT 03.14.05	N/A	Insert new objective.	DB-01 j) This settlement is located adjacent to the Kenmare River Special Area of Conservation and is surrounded by Glanmore Bog Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in this settlement are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. Buffer zones may be required between any development proposed for this area and the Special Area of Conservation.
Crookhaven DB-01 (f)	BT 03.16.01	The Sheep's Head to Toe Head Special Protection Area, a designated Natura 2000 site runs through the development boundary. This plan seeks to	Modify wording of objective.	This settlement is partially within the Sheeps Head to Toe Head Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		protect the integrity of this site.		this settlement will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA. A buffer zone may required where developments are proposed within or adjacent to the SPA.
Eyeries DB-01 (c)	BT 03.17.01	In order to secure the population growth and supporting development proposed in DB - 01(a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.	Modify wording of objective.	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan <b>and the protection of Glanmore Bog and Kenmare River Special Areas of Conservation must be provided and be operational in advance of the commencement of any discharges from the development.</b>  <b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
				within this area.
Eyeries DB-01(d)	BT 03.17.02	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 7 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality	Modify wording of objective.	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 7 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Kenmare River Special Area of Conservation.</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
Goleen DB-01(b)	BT 03.18.02	In order to secure the population growth and supporting development proposed in DB - 01(a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.	Modify wording of objective.	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan <b>and the protection of Barley Cove to Ballyrisode Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</b>  <b>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b>
Goleen DB-01 (d)	BT 03.18.03	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment	Modify wording of objective.	Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality		with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Barley Cove to Ballyrisode SAC.</b>
Barley cove X-01	BT 03.32.01	Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the	Modify wording of objective.	Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed. <b>This settlement lies immediately adjacent to Barley Cove to Ballyrisode Special Area of Conservation. Development proposals are</b>

Obj No.	Amendment Ref	Original wording of obj. in draft plan	Recommendation from AA process	Change made to plan arising from AA process
		viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed.		likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
Barley cove X-02	BT 03.32.02	Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape.	Modify wording of objective.	Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape. <b>This settlement lies immediately adjacent to Barley Cove to Ballyrisode Special Area of Conservation and Sheeps Head to Toe Head SPA. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</b>

### 3.3 Habitats Directive Assessment of Proposed Amendments

3.3.1 In April 2011, proposed amendments to the draft plan were screened to determine whether these were likely to give rise to significant impacts on Natura 2000 sites (see **Table 3.4** below). Significant impacts were objectively ruled out for all designated sites. A minor alteration to the wording of some objectives was recommended to strengthen the protection of Natura 2000 sites within the electoral area. These include recommendations for the modification of wording to the GB 1-2 policy, relating to the proposed relaxation of green belt policy at Colla Pier adjacent to a Special Area of Conservation, and modification of wording of an open space policy in Ardgroom where there was a proposal to extend the development boundary in an area adjacent to a Special Area of Conservation (see **Table 3.5** below).



**Table 3.4 Assessment of potential for impact of proposed amendments to Bantry EA Local Area Plan on Natura 2000 sites.**

<b>Issues Examined</b>	<b>y/n</b>	<b>Amendment Ref. No</b>	<b>Relevant Settlement</b>	<b>Natura 2000 site which may be impacted</b>	<b>Details of amendment</b>	<b>Potential Impact</b>
Population target increases for settlements giving rise to possible impacts on Natura 2000 sites with water dependant habitats and species (includes only settlements not identified in first Natura Impact Statement).	N	n/a	n/a	n/a	n/a	n/a
Land with Natura designations to be included within development boundary of settlements.	N	n/a	n/a	n/a	n/a	n/a
Proposed new zonings adjacent to Natura 2000 sites.	Y	BT03.14 .01 and BT03.14 .02	Ardgroom	Glanmore Bog SAC	Extension to boundary of settlement. Most of new area to be included within boundary under BT	As area is to be designated as open space it is not anticipated that there will be develop

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of amendment	Potential Impact
					03.14.01 to be zoned as open space – this is adjacent to SAC.	ment on this land. No impacts predicted on adjacent SAC.
Re-instatement of areas from 2005 plan into development boundaries, previously removed on grounds of flood risk which could have impacts on Natura 2000 sites.	N	BT.01.01.12	Schull	Roaringwater Bay and Islands SAC	Relaxation of green belt policy at Colla Pier, Schull.	Area is adjacent to heath habitat within SAC. Development here could give rise to impacts on hydrology of peat habitat, and or disturbance to species
Recommendations from NIR I not included in amendments.	N	n/a	n/a	n/a	n/a	n/a
Any other proposed amendments that may give rise to other impacts on	N	n/a	n/a	n/a	n/a	n/a

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	Natura 2000 site which may be impacted	Details of amendment	Potential Impact
Natura 2000 sites.						

3.3.2 Eleven submissions were made during the public consultation process on the proposed amendments. These submissions and any further changes to the plan which were considered by the Manager arising from same, were reviewed to determine whether these could have implications for the Natura 2000 network. No potential impacts on Natura 2000 sites were identified, and therefore, no further recommendations for modifications to the plan were made at this stage of the process.

3.3.3 The list of recommendations arising from the AA of the proposed amendments are set out in **Table 3.5** below. The full assessment is available for review in *Natura Impact Report II for the proposed amendments to the draft Bantry EA Local Area Plan, April, 2011*.

3.3.4 All of the recommendations made for changes to proposed amendments arising from the AA process were put before Cork County Council in the *Report to Members Bantry Electoral Area Local Area Plan Public Consultation Draft, Manager's Opinion on the Issues Raised by Submissions on Proposed Amendments and Manager's Recommendations* (June 2011). These were accepted in full by the Council at their meeting of 19th July 2011.

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

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold)
GB 1-2 Colla Pier	BT 01.01.12	Adding in new green belt exemption (GB 1-2) at Colla Pier adjacent to Roaringwater Bay SAC	Modify wording of objective:	<b>This area is located adjacent to Roaringwater Bay and Islands Special Area of Conservation. Development proposals here are likely to require the provision an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have a significant negative impact on the SAC. A buffer zone may be required between any development proposed for this area and the Special Area of Conservation.</b>

Obj No.	Amendment Ref	Proposed amendment (amendment to original objective is shown in bold)	Recommendation from appropriate assessment of proposed amendment	Change made to plan arising from AA of proposed amendment (recommendation from AA is highlighted in bold)
Ardgroom 0-01	BT 03.14.01	O-01 Open space, providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs on lands adjoining river	Modify wording of objective.	O-01 Open space, providing visual amenity and informal public recreation. Retain and promote openness, seating, <b>native</b> trees and shrubs <b>of local origin</b> on lands adjoining river.

#### 4 Appropriate Assessment Conclusion – Finding of No Significant Effects Matrix

Information Relating To The Plan And Natura Sites Within Potential Impact Zone	
<b>Plan name</b>	<b>Bantry EA Local Area Plan, 2011</b>
<b>Natura 2000 sites within potential impact zone of the plan</b>	<p><b>Special Areas of Conservation</b> Glengarriff Harbour &amp; Woodland SAC 000090; Clonakilty Bay SAC 000091; Cahal Mountains SAC 000093; Lough Hyne Nature Reserve &amp; Environs SAC 000097; Roaringwater Bay &amp; Islands SAC 000101; Sheep's Head to Toe Head SAC 000102; Three Castle Head to Mizen Head SAC 000109; Barley Cove to Ballyrisode Point SAC 001040; Cleanderry Wood SAC 001043; Kilkieran Lake &amp; Castlefreke Dunes SAC 001061; Myross Wood SAC 001070; Courtmacsherry Estuary SAC 001230; Castletownshend SAC 001547; Derryclogher (Knockboy) Bog SAC 001873; Glanmore Bog SAC 001879; Kenmare River SAC 002158; Bandon River SAC 002171; Farranamanagh Lough SAC 002189; Dunbeacon Shingle SAC 002280; Reen Point Shingle SAC 002281.</p> <p><b>Special Protection Areas:</b> Clonakilty SPA 004081; Beara Peninsula SPA 004155; Sheeps Head to Toe Head SPA 004156; Galley Head to Duneen Point SPA 4190; Seven Heads SPA 4191; Courtmacsherry Estuary SPA 4219.</p>
<b>Description of the plan</b>	<p>The Bantry EA Local Area Plan sets out the approach for the local level implementation of the overall planning strategy for the County as set out in the County Development Plan 2009. It consists of a written statement with objectives relating to population targets, housing strategy, settlement strategies and boundaries, economic development, flood risk assessment, climate change and biodiversity strategies. It contains three main sections as follows:</p> <p>Section 1: Introduction to the Bantry Electoral Area Local Area Plan This section summarises the content of the plan and its relationship to other plans. It contains information relating to the process that has been followed in the making of the plan including the approach to consultation and zoning etc. The main towns, villages and other settlements within the electoral area are identified in this section. Policies relating to assessment of flood risk and the protection of the green belt which apply to the entire electoral area are also included in this section.</p> <p>Section 2: Local Area Strategy</p>

	<p>This section of the plan sets out the overall strategy for Bantry Electoral Area as a whole. It presents a summary and analysis of the growth and population targets used in the plan and gives details of the main employment and economic considerations, education and infrastructure requirements and key environmental considerations. It sets out an overall vision for the electoral area and contains policy statements relating to the provision of a sustainable water supply and treatment system as well as environmental assessment requirements.</p> <p>Section 3: Settlements and Other Locations. This section of the document sets out more specific objectives and zonings relating to population targets, residential, commercial and industrial development, the provision of infrastructural, community and recreational facilities etc for each of the main towns, key villages, and other villages, village nuclei and small settlements within the electoral area.</p>				
<p><b>Is the proposed plan directly connected with or necessary to the management of the Natura 2000 sites identified above</b></p>	<p>No</p>				
<p><b>Assessment of Significant Effects</b></p>					
<p><b>Describe how the plan (alone or in combination is likely to affect Natura 2000 sites)</b></p>	<p>Potentially significant impacts were identified for Glengarriff Harbour and Woodland, Roaringwater Bay and Islands, Sheeps Head to Toe Head, Barleycove to Ballyrisode Point, Glanmore Bog and Kenmare River Special Areas of Conservation and to the Beara Peninsula and Sheeps Head to Toe Head Special Protection Areas. The following are the key issues which are considered to be of importance in maintaining the integrity of these sites, which could be affected by this plan.</p> <table border="0" data-bbox="532 1661 1446 1871"> <tr> <td data-bbox="532 1661 894 1730"> <p><b>Potential Impacts</b></p> </td> <td data-bbox="932 1661 1446 1730"> <p><b>Activities which could give rise to these</b></p> </td> </tr> <tr> <td data-bbox="532 1730 894 1871"> <p>Impacts on water quality and levels.</p> </td> <td data-bbox="932 1730 1446 1871"> <p>Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.</p> </td> </tr> </table>	<p><b>Potential Impacts</b></p>	<p><b>Activities which could give rise to these</b></p>	<p>Impacts on water quality and levels.</p>	<p>Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.</p>
<p><b>Potential Impacts</b></p>	<p><b>Activities which could give rise to these</b></p>				
<p>Impacts on water quality and levels.</p>	<p>Targeted increases in population of settlements without provision for adequate waste water treatment or sustainable water supply.</p>				



	<p>Direct impacts on habitats giving rise to habitat loss, deterioration or fragmentation.</p> <p>Disturbance to species.</p> <p>Zoning of land within Natura 2000 sites, extensions of settlement boundaries into Natura 2000 sites. Development adjacent to SACs which could affect sensitive habitats including woodland, bog or heath.</p> <p>Zoning for development within or close to sites used as breeding or feeding areas by protected species, in particular Chough.</p>
<p><b>Are there other projects or plans that together with the plan being assessed could affect the site (provide details)</b></p>	<p><b>Cork County Development Plan 2009.</b> Development provided for by this plan (chap 4) could give rise to additional pressure on water quality in Roaring Water Bay and Islands SAC, Kenmare River SAC, Barleycove to Ballyrisode SAC; additional pressure on water levels in Glenbeg Lough which is within Glanmore Bog SAC; additional pressure on habitats on the islands covered by this plan; additional pressure on areas of woodland around Glengarriff Harbour and Woodland SAC and additional pressure for development of marine tourism initiatives around the coast generally.</p> <p><b>Kerry County Development Plan 2009.</b> Development provided for by this plan (chap 3) could give rise to additional pressure on water quality in the Kenmare River SAC. Settlements discharging waste water to the Kenmare River include Kenmare, Kilgarven, Lauragh, Tousist, Templenow, Bunane and Tahilla.</p> <p><b>Kenmare Local Area Plan 2010.</b> Development provided for by this plan could give rise to additional pressure on water quality in the Kenmare River SAC.</p> <p><b>Skibbereen Local Area Plan 2011.</b> Development provided for in this plan could give rise to additional pressure on water quality in Roaringwater Bay and Islands SAC and additional pressure on habitats and species on the islands of the Bay arising from development and recreation policies set out in same. Settlements discharging waste water to this SAC covered by the Skibbereen Plan include Baltimore and Oileain Chleire.</p> <p><b>West Cork Islands Integrated Development Strategy 2010.</b> Policies contained in this strategy could give rise to additional developmental and recreational pressures on the designated</p>

	<p>land on the Islands within the LAP area, giving rise to loss or deterioration of habitats, impacts on water quality and/or disturbance to species.</p> <p><b>Marine Leisure Infrastructure Strategy for Western Division, Cork County Council, 2008.</b> This strategy identifies Crookhaven and Glengarriff as secondary hubs for the provision of marine infrastructure in the West Cork Area. Development initiated as a result of this strategy could put additional pressure on habitats and species in the Glengarriff Harbour and Woodland SAC and on the Beara Peninsula SPA.</p>
<p><b>Explain why these effects are not considered significant</b></p>	<p><b>Impacts on water quality and levels.</b></p> <ol style="list-style-type: none"> <li>1. Modifications were made to policies in the following settlements Castletownbere; Schull; Ballydehob; Glengarriff; Allihies; Ardgroom; Eyeries and Goleen to clarify that development in these settlements can only proceed when adequate provision has been made for waste water treatment and supply, and to make the provision of SUDS and Stormwater Attenuation measures a requirement where necessary.</li> </ol> <p><b>Direct impacts on habitats.</b></p> <ol style="list-style-type: none"> <li>2. Alterations were made to the boundaries of Ardgroom and Glengarriff to exclude land designated for nature conservation.</li> <li>3. Modifications were made to wording of objectives Glengarriff O-01, Schull GB-01 and Ballydehob O-01 to clarify that open space zoning and green belt is not generally suitable for development.</li> <li>4. Modifications were made to the wording of development objectives on Heir and Long Islands, at Glengarriff, Crookhaven and Barleycove to clarify that development and recreational or marine infrastructure initiatives in these areas will be likely to require Habitats Directive Assessment to determine potential impacts on habitats and species as a normal part of the planning procedure.</li> <li>5. Provision for the maintenance of a buffer zone between zoned areas, the settlement boundary and woodland SAC was made to protect woodland at Glengarriff (DB-01 v).</li> <li>6. Modifications made to objectives, settlement boundaries and zonings as set out under impacts on water quality above, will also provide for the protection of water dependant habitats.</li> </ol>

	<p><b>Species protection.</b></p> <p>7. Modifications made to objectives, settlement boundaries and zonings as set out under impacts on water quality above, will also provide for the protection of water dependant species.</p> <p><b>Introduction of new objectives to the plan.</b></p> <p>8. Two new objectives were included into the plan arising from the AA process. These commit Cork County Council to the protection of Natura 2000 sites, ecological corridors, areas and habitats of local biodiversity value within the Bantry Local Area Plan area and its environs. Maps and lists of all designated sites were added to the final draft of the plan.</p>
<b>Appropriate Assessment Conclusion.</b>	On the basis of the changes set out above, all of which have been integrated into the plan, and subject to the implementation of these, it is concluded that the Bantry EA Local Area Plan will not give rise to impacts on the integrity of the Natura 2000 network.
<b>List of agencies consulted</b>	The National Parks and Wildlife Service was consulted and advised at all stages of the appropriate assessment process for this plan. This was completed through bilateral meetings which were held with local and regional staff of the NPWS. Natura Impact Reports were referred to statutory consultees and were available for review and consultation through the Cork County Council website.
<b>Response to consultation</b>	All of the recommendations made by the NPWS were integrated into the Natura Impact Reports.
<b>Data Collected To Carry Out The Assessment</b>	
<b>Who carried out the assessment</b>	Planning Policy Unit, Cork County Council.
<b>Sources of data</b>	National Parks and Wildlife Service Site Synopses and other data relating to Natura 2000 sites.
<b>Level of assessment completed</b>	Screening and appropriate assessment for potential impacts on all Natura 2000 sites within the plan.
<b>Where can the full results of the assessment be accessed and viewed</b>	The full Appropriate Assessment process may be tracked through Natura Impact Report I, prepared for draft plan, Natura Impact II, prepared for draft amendments and this final report.



## 5 Implementation of Mitigation and Monitoring Measures

The following table summarises the changes made to the plan to ensure the protection of the Natura 2000 network, and sets out how the implementation of these measures will be monitored over the lifetime of the plan.

**Table 5.1 Mitigation and Monitoring Measures for the Bantry EA Local Area Plan, 2011**

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
Commitment to ensure protection of Natura 2000 sites within green belts for lifetime of plan (GB 1-1 b).	Natura 2000 sites also overlap with green belts in certain cases. The wording of the green belt policy has been modified to ensure that it is clear in the plan that the priority for such lands is the maintenance of its nature conservation values.	Implementation will be achieved by CCC. Development in these zones is not encouraged, but where planned should only proceed where full assessment of potential impacts on Natura 2000 sites has been completed.	For lifetime of the plan	Establish current level of development and ecological status of designated areas within green belts in identified areas by end of 2011.  Examine status of these areas at plan review stage to determine if any development or has taken place.
Commitment in plan to prevent commencement of discharge from new developments in certain settlements	The aim of this measure is to protect water quality and minimise flood risk. Its implementation will ensure	Implementation will be achieved through the planning process by CCC. Permissions	For lifetime of plan.	Review progress with planned upgrades for treatment plants. Review planning permissions granted/population increases in

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>until sufficient capacity for treatment of waste water is in place to ensure that legal water quality standards are met and to ensure the integration of SUDS and stormwater attenuation into planned developments in specified zones (LAS 2-1 and development objectives for a number of specified settlements).</p>	<p>that there will be no additional nutrient input to designated waterbodies arising from development provided for by this plan. It will help to prevent siltation of the freshwater system, and will provide for the attenuation of surface / flood waters for any development provided for by this plan with specified zones, thereby protecting freshwater systems from storm surges.</p>	<p>can only be granted for developments within LAP settlements where there is sufficient capacity to treat waste water to required standards and where adequate provision has been made for SUDS and stormwater attenuation in specified zones.</p>		<p>specified settlements during lifetime of plan and cross check against individual waste water treatment plant capacity at plan review stage. Review conditions of grant for developments permitted in accordance with plan policy within specified zones to establish numbers of these that have incorporated required measures at plan review stage.</p>
<p>Commitment in plan to ensure that all development facilitated</p>	<p>The aim of these measures is to commit CCC to protecting</p>	<p>This measure will be implemented through the planning</p>	<p>Throughout the lifetime of this plan.</p>	<p>To be determined.</p>

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>through this plan is subject to the appropriate level of environmental assessment in accordance with the Habitats, Birds, EIA and SEA Directives; to provide protection to sites (proposed and designated) for nature conservation; and to maintain where possible features of the landscape of biodiversity value outside designated sites (LAS 2-2, 2-3 and 2-4 and development objectives for a number of specified settlements).</p>	<p>sites designated for nature conservation and biodiversity generally. This will be achieved by assessing all development proposals provided for by this plan in accordance with the provisions of the relevant legislation. This measure will reduce the risk of the Council authorising any activity which could have a negative impact on the Natura 2000 network, or on ecological features of the landscape which connect the network.</p>	<p>process.</p>		

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>Commitment in plan to ensure that there is no increase in levels of abstraction from Glenbeg Lough (Ardgroom DB-01).</p>	<p>Glenbeg Lough is situated within Glanmore Bog Special Area of Conservation. It is an oligotrophic lake, a habitat type which is listed on Annex I of the Habitats Directive and is one of the qualifying interests for this SAC. Water is currently abstracted from the lake to supply the Beara Peninsula, and concern has been raised by the NPWS that the current levels of abstraction may be having a negative impact on the lake and may</p>	<p>Implementation will be achieved through the planning process by CCC. Permissions for development on the Beara Peninsula can only be granted where such development which does not put increased demand on the existing water supply.</p>	<p>For the lifetime of plan.</p>	<p>Establish current level of abstraction from lake and current lake levels. Examine level of abstraction from lake and lake levels at plan review stage and compare.</p>



Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
	<p>have to be reduced or stopped completely. The aim of this measure is to ensure that that there will be no additional increase in abstraction from the lake arising from development provided for through this plan.</p>			
Removal of designated land from settlement boundaries.	This measure will reduce pressure for development within designated sites.	Measure to be implemented by CCC during plan making stage.	This measure has been implemented.	<p>Establish current level of development and ecological status of areas removed from settlement boundaries during plan making process by end of 2011.</p> <p>Examine status of these areas at plan review stage to determine if any development or alteration has taken place</p>

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
				arising from policies set out in this plan.
Provision for maintenance of buffer zones between Natura 2000 sites and proposed development.	This measure has been specified for zones or areas adjacent to Natura 2000 sites, where it is considered that development could give rise to impacts on habitats or disturbance to species for which the Natura 2000 sites are designated. Developments in such locations will require the provision of Natura Impacts Statements where significant impacts on designated sites cannot be ruled out.	Implementation will be achieved through the planning process by CCC. Development proposals within certain zones or settlement areas adjacent to Natura 2000 sites must provide for the maintenance of a buffer zone between the development site and the Natura 2000 site.	Lifetime of plan.	Establish current level of development and ecological status of identified areas by end of 2011.  Examine these areas during review of LAP to determine if buffers have been provided for developments that have been permitted and/or built within the relevant zones.

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>Commitment to protect open space primarily for nature conservation where these overlap with designated areas.</p>	<p>Some Natura 2000 sites where they occur within settlement boundaries have been zoned for open space in this plan. In these cases, the wording of the policy linked to particular zones where this has occurred has been modified to clarify that such areas are not generally suitable for development. The purpose of this modification is to avoid direct loss of habitat or potential for disturbance to species within Natura 2000 sites arising from</p>	<p>Implementation will be achieved by CCC. Development in these zones should not be encouraged, but where planned should only proceed where full assessment of potential impacts on Natura 2000 sites has been completed. This is likely to apply to planning permissions and to projects proposed by CCC itself.</p>	<p>Lifetime of plan.</p>	<p>Establish current level of development and ecological status of identified areas by end of 2011.</p> <p>Review status of these areas at plan review stage to determine if any development or alteration has taken place.</p>

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
	zonings set out in this plan.			
Requirement for provision of ecological reports to be prepared for recreational / tourism and marine infrastructure initiatives where these are within or adjacent to Natura 2000 sites.	The aim of this measure is to ensure that full consideration of impacts on habitats and species is made at the planning stage for such projects to ensure that they are designed in a manner which avoids such impacts.	Implementation will generally be achieved by CCC as most of these developments are completed by the Council. Where walkways or cyclepaths are planned in or close to Natura 2000 sites, these should only proceed where full assessment of potential impacts on Natura 2000 sites has been completed. This will normally be done as part of the Part 8 process.	Lifetime of the plan.	Establish current level of development and ecological status in identified areas by end of 2011.  Review status of these areas at plan review stage to determine if any development or alteration has taken place.
Requirement for provision of	This measure has been	Implementation will be	Lifetime of plan.	Establish current level of

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
<p>Natura Impact Statements to be prepared for developments proposed in areas close to Natura 2000 sites.</p>	<p>incorporated for particular zones adjacent to Natura 2000 sites, where it is considered that development within the zone could give rise to impacts on habitats or disturbance to species for which the adjacent Natura 2000 site is designated. Of particular concern in this regard are zoned areas within Natura 2000 catchments which have been identified as being susceptible to flooding. It makes it a requirement that proposals for</p>	<p>achieved through the planning process by CCC. Development proposals within certain zones or settlement areas adjacent to Natura 2000 sites can only proceed where it shown that such development will not have a significant impact on Natura 2000 sites within the potential impact zone.</p>		<p>development and ecological status in identified areas by end of 2011.</p> <p>Examine status of these areas at plan review stage to determine if any development or alteration has taken place.</p>

Mitigation measure	How will mitigation measures reduce adverse impacts on integrity of Natura 2000 sites.	How will measures be implemented and by whom	When will measures be implemented	How will mitigation be monitored
	development in these zones will be subject to appropriate assessment.			

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**Appendix I Timetable for Integration of Habitats Directive with making of the Bantry Electoral Area Local Area Plan.**

<b>Date</b>	<b>Plan Making Stage</b>	<b>Habitats Directive Assessment Stage</b>	<b>Comment</b>
22 <sup>nd</sup> Nov 2010	Publication of draft plan.		
22 <sup>nd</sup> Nov 2010– 12 <sup>th</sup> Jan 2011	Public consultation on draft plan.	Preparation of first Natura Impact Report on draft plan. Consultation with National Parks and Wildlife Service.	
23 <sup>rd</sup> Feb 2011	Publication of Managers Report summarising consultation submissions and containing recommendations of manager on same. This report incorporated the recommendations of the first Natura Impact Report on the draft plan.	Issue of first Natura Impact Report on draft plan.	All recommendations contained in first Natura Impact Report were subsumed into the Managers Report to Council.
30 <sup>th</sup> /31 <sup>st</sup> Mar 2011	Council members vote to propose amendments to plan.		All recommendations in Managers Report arising from the AA process were accepted by Council and were therefore

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
			<p>proposed as amendments to the plan.</p> <p>In addition, a number of new amendments were proposed by Councillors which required screening for AA.</p>
31 <sup>st</sup> Mar – 20 <sup>th</sup> Apr 2011	Preparation of proposed amendments to draft plan for publication.	Preparation of second Natura Impact Report on proposed amendments to plan. Consultation with National Parks and Wildlife Service.	
21 <sup>st</sup> Apr 2011	Proposed amendments to draft plan published.	Publication of second Natura Impact Report on proposed amendments to plan.	
21 <sup>st</sup> April – 18 <sup>th</sup> May	Public consultation on proposed amendments.	Public consultation on second Natura Impact Report (proposed amendments to plan).	
19 <sup>th</sup> May –	Review of	Review of	11 submissions

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
10 <sup>th</sup> June.	consultation submissions and preparation of 2 <sup>nd</sup> Managers Report	consultation submissions and managers opinion on same to identify issues which might give rise to impacts on Natura 2000 sites.	received in relation to proposed amendments to plan. No modifications were recommended by the Manager to be made to amendments on foot of these submissions which might give rise to impacts on Natura 2000 sites.
15 <sup>th</sup> June	Publication of 2 <sup>nd</sup> Managers Report summarising consultation submissions on proposed amendments to plan and containing recommendations of manager on same. This report incorporated the recommendations of the second Natura Impact Report.	Preparation of final Natura Impact Report for Bantry Electoral Area Local Area Plan.	
19 <sup>th</sup> July	Council meeting to review Managers Report and consider recommendations in relation to proposed		

Date	Plan Making Stage	Habitats Directive Assessment Stage	Comment
	amendments.		
26 <sup>th</sup> July	Council members vote to make or modify Local Area Plan.		All amendments arising from AA process were accepted by Council members.

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# **Bantry Electoral Area Local Area Plan**

Environmental Statement

August 2011





## Section 1 – Introduction

### Terms of Reference

This is the SEA Statement of the **Bantry Electoral Area Local Area Plan** and forms the final part of the requirements for the Strategic Environmental Assessment (SEA) of the Plan.

### SEA Definition

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest stage of decision-making.

### Legislative Context

Directive 2001/42/EC of the European Parliament and of the Council, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes, which are prepared for a number of sectors, including land use planning. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), and, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of regulations became operational on the 21<sup>st</sup> of July 2004. The SEA Directive and the instruments transposing it into Irish Law require that after the adoption of a plan or programme, the plan or programme making authority is required to make a Statement available to the public, the competent environmental authorities and, where relevant, neighbouring countries. This Statement is referred to as an SEA Statement.

### Content of the SEA Statement

The SEA Statement is required to include information summarising:

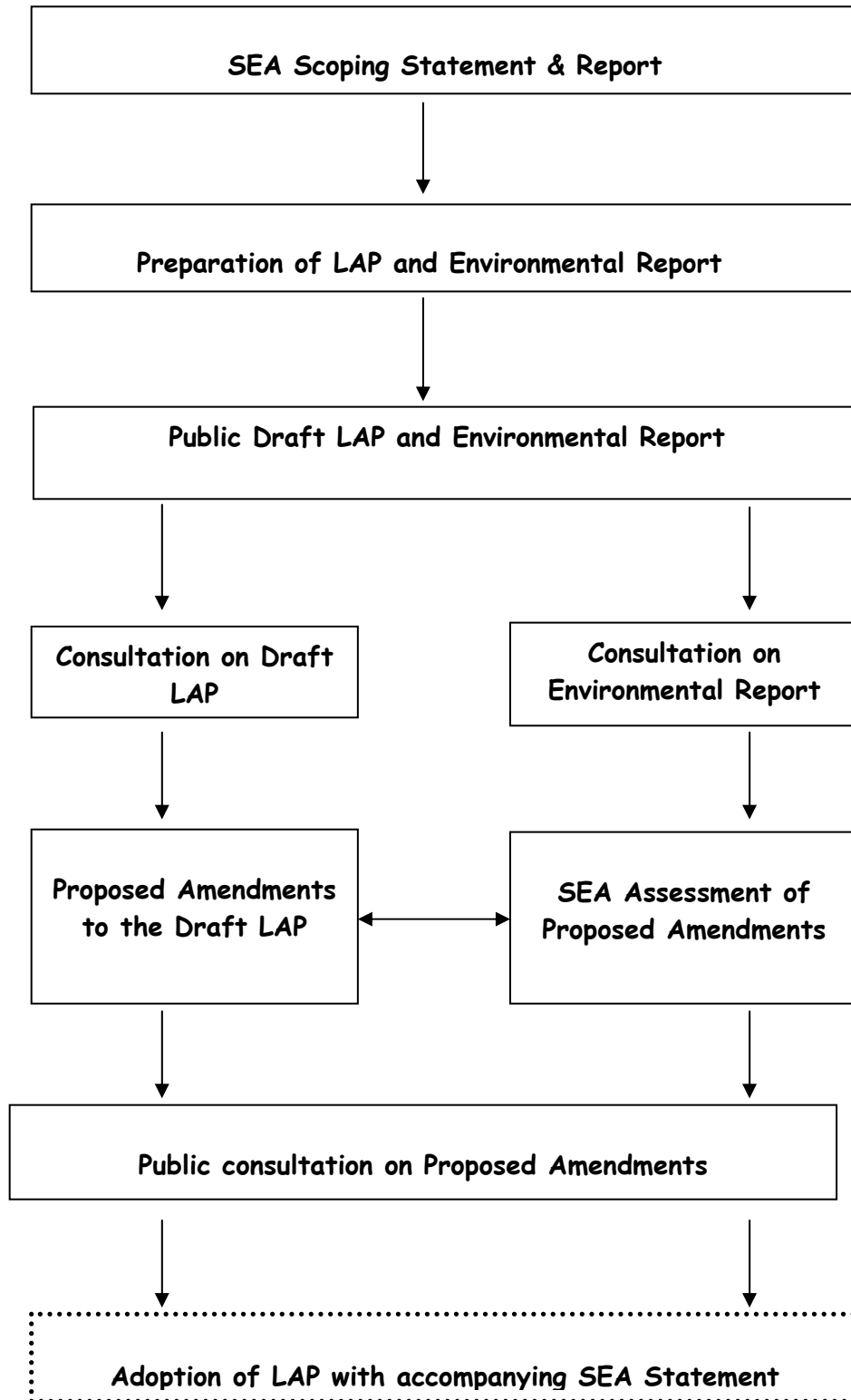
- (a) how environmental considerations have been integrated into the plan
- (b) how
  - the environmental report,
  - any submission or observation to the planning authority in response to a notice under section 20(3) of the Act, and
  - any consultations under article 14 Fhave been taken into account during the preparation of the plan,
- (c) the reasons for choosing the plan, as adopted, in light of the other reasonable alternatives dealt with, and
- (d) the measures decided upon to monitor, in accordance with Article 14J, the significant environmental effects of implementation of the plan.

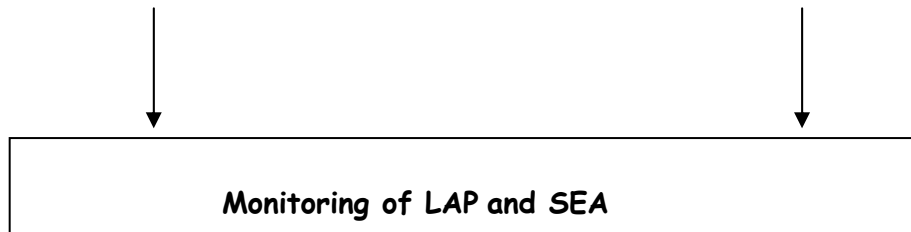
The Guidelines on the implementation of the SEA Directive state that the SEA statement should summarise the issues and concisely address them. Each of the above points have been addressed and are included in the various sections of the SEA statement which follow. The influence of the SEA on the LAP making process is outlined in the following flow chart (**Figure 1**).

The SEA statement tracks the progression of the plan as presented in the diagram, highlights how environmental considerations have been taken into account and sets

out the detailed monitoring for the plan in the final section which it is intended will be reviewed over the lifetime of the plan.

**Influence of SEA on the LAP Review Process: (Figure 1)**





## **Section 2 - How Environmental Considerations and the Environmental Report were factored into the plan:**

This Local Area Plan as well as the other nine Electoral Area Local Area Plans are considered to be middle order plans fitting between the County Development Plan and small scale plans and local area plans for example for an individual settlement. Because of this the approach taken needed to look at the overall issues of the Local Area Plan while also relating to individual settlements and objectives. While environmental issues related to individual sites/ settlements and objectives it is considered that the environmental process' most effective input was on the broader/wider scale. This is also reflected in the methodology for the provision of mitigation measures outlined in Chapter 10 of the Environmental Report which addressed the strategic level through assessment of the scenario/alternatives while the second approach addressed the common issues repeated throughout the Local Area Plan.

These middle order plans cover an entire electoral area with the broad distribution of population of main towns, villages and rural areas coming from the County Development Plan 2009. In some cases there may have been some minor changes made to the figures in the Local Area Plan but in general the figures used were in line with those of the Strategic Planning Areas set out in the County Development Plan and were consistent with the figures outlined in the Regional Planning Guidelines 2010.

### **Consultation:**

In terms of the SEA and AA, there have been a number of consultations over the course of the preparation of the Bantry Electoral Area Local Area Plan 2011-2017 which was prepared at the same time as the remaining nine electoral areas in the county. An Outline Strategy was prepared for the Bantry LAP and included a broad checklist of the main environmental indicators within the electoral Area. The Strategy was on public display during January and February 2010.

Following this a scoping report was prepared and sent to the statutory consultees including the Environmental Protection Agency, the Department of Environment Heritage and Local Government and the Department of Communications, Marine & Natural Resources. Five submissions on the Scoping Report were received which in some cases were also applicable to the other Electoral Area Local Area Plans being prepared simultaneously. The comments made at this stage of the process by the statutory consultees related to the scope and level of detail to be included in the SEA and were brought forward into the Environmental Report.

The next period of consultation included public display of the Draft Bantry Electoral Area Local Area Plan alongside the SEA Environmental Report during the period of 22<sup>nd</sup> November 2010 to 12<sup>th</sup> January 2011. A total of 99 submissions were received on this suite of documents, including submissions from the EPA and DoEHLG.

It was agreed that some of the comments in the submissions made be incorporated as non material changes in the final document while other changes were put forward as proposed changes to the text and objectives to the Draft Plan.

The final stage of consultation took place between 21<sup>st</sup> April and 18<sup>th</sup> May 2011 when amendments to the Draft Plan and a SEA Screening Report and Natura Impact Report (II) were on public display. 21 submissions were received at this stage of public consultation including submissions from the EPA and DOEHLG.

Section 3 of this Statement deals specifically with the Submissions and Observations received and the issues raised in these submissions.

### **Strategic Environmental Assessment**

A number of distinct stages of the process during which environmental issues have been highlighted and the SEA methodology applied are outlined in this section. These are as follows:

- Stage 1 – Preparation of the Draft LAP (Scoping and Environmental Report)
- Stage 2 – Screening Matrix and Evaluation of the Draft LAP Objectives
- Stage 3 – The Amendment Stage (SEA of the Proposed Material Amendment to the Draft Plan)

#### **Stage 1 – Preparation of the Draft LAP (Scoping and Environmental Report)**

##### *Scoping:*

Chapter 4 of the Environmental Report outlines the methodology of the preparation of the LAP and Environmental Report.

Initially, the Planning Authority engaged in a scoping exercise to determine the range of environmental issues and the level of detail to be included in the Environmental Report, which were decided upon, in consultation with the prescribed environmental authorities as a requirement of the SEA Regulations and Guidelines. The scoping and information gathering stage allowed for the collection of existing environmental baseline information in order to describe the current state of the environment in the Electoral Area. This is outlined in the Scoping Statement. The comments made at this stage of the process by the statutory consultees related to the scope and level of detail to be included in the SEA and were brought forward into the Environmental Report.

##### *The Environmental Report:*

Having established in the Scoping Report the environmental baseline the key aspect of the SEA was the collection of relevant environmental baseline data for the Bantry Electoral Area. The collection of this information has informed the identification of key environmental sensitivities, sensitive areas and areas of pressure within the electoral area.

The SEA used a system of Environmental Protection Objectives (EPOs) with targets and indicators in the assessment of the Draft Local Area Plan. Baseline data collection

and the preparation of sensitivity mapping has focussed the EPOs at the plan level and at issues relevant to the Bantry Electoral Area.

Where it was demonstrated that conflict with environmental objectives arose, measures were proposed which sought to mitigate against any potential negative environmental effects. This has occurred throughout the preparation of the LAP and the Amendments.

*Alternative frameworks:*

The Environmental Report is required by the SEA Directive to consider reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives selected. Alternatives were formulated having regard to the objectives of the LAP. The alternatives are explored in Chapter 8 of the Environmental Report and a further expansion on these alternatives is outlined in **Section 4** of this SEA Statement.

**Stage 2 – Matrix and Evaluation of the Draft LAP Objectives:**

Before the publication of the Draft LAP, the objectives contained in the Draft Local Area plan were evaluated against the Environmental Protection Objectives (EPO's) which were created for the LAP SEA within a series of matrices. These completed matrices are outlined in **Chapter 9** of the Environmental Report.

This stage identified whether the Draft LAP objectives would be likely to have either:

- No likely interaction with EPOs (they are likely to have no interaction with the status of the environment);
- A positive interaction with EPOs (they are likely to improve the status of the environment);
- A potentially conflicting interaction with EPOs
- An uncertain interaction with EPOs (the interaction with the status of the environment is uncertain)

Arising from this analysis and where a negative assessment was recorded, the SEA provided/suggested mitigation measures in the form of:

- Changing the wording of an existing objective
- Deleting the objective
- Addition of a new objective

The matrix in Chapter 9 of the Environmental Report includes a 'tick' where the Environmental Report's recommendation was accepted in full and changes made appropriately in the Local Area Plan document. A 'dash' was entered where the Environmental Report's recommendation was partly accepted. A 'cross' was entered where the Environmental Report's recommendation was rejected and not entered into the Local Area Plan document.

This process was carried out simultaneously on the other nine other Electoral Area Local Area Plans throughout the county and the environmental impacts of these plans were considered as part of the overall assessment of this plan.

Mitigation Measures were detailed in Chapter 10 of the Environmental Report which related to wastewater infrastructure, impacts on biodiversity, provision for individual housing within settlements, serving of developments by private schemes or private

group water schemes, the need to screen for SEA and AA masterplan, studies and other landuse plans referred to in the Draft Local Area Plan, references to walkways and roadways, waste management, flooding objectives, water quality tables, inclusion of definition of sustainable and tourism. One of the main environmental issue was the correlation between the population targets and growth of settlements and the waste water infrastructure of these settlements within the electoral area. A number of mitigation measures had been incorporated into the the local area plan and it was stated in the Environmental Report that there was an opportunity for the outstanding mitigation measures be incorporated at the amendment stage.

### **Stage 3: The Amendment Stage (SEA of the Proposed Material Amendment to the Draft Plan)**

The amendments as outlined in the Managers Report (February 2011) in line with Section 20(3) of the Planning and Development Acts were examined in order to assess the significant effects on the environment that were likely to occur as a result of the recommended amendments to the Draft LAP. The same methodology was used in the Environmental Report thus a matrix was prepared and all the proposed amendments were assessed. The matrix was used as a screening process where new and modified policies, objectives and text were formally assessed by identifying whether the change(s) would be likely to have significant environmental effects. Generally it was found that the amendments fitted into the following broad categories:

- 1) Changes to text which have minor significance
- 2) Changes to text which have major significance
- 3) Changes to objective which have minor significance
- 4) Changes to objective which have major significance
- 5) New designation of GB 1-2 within the greenbelt
- 6) Extension to development boundary
- 7) New Settlement

After screening (using the matrix approach) a proposed amendment was either 'screened out' or was concluded as 'possible environmental effects identified'. In relation to the latter it was necessary to provide mitigation measures where potential conflicts were found with the EPOs. The assessment was carried out having regard also to the parallel process of Appropriate Assessment where relevant mitigation measures from the AA were carried through into the SEA. **(See Appendix One)**

Mitigation measures took the form of:

- Changing the wording of an amendment
- Deleting the amendment
- Addition of a new amendment

EU Habitats Directive- Appropriate Assessment

Another key aspect of the assessment process was the undertaking of an Appropriate Assessment of the plan. This parallel process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the plan as it was developed. The Natura Impact Report III includes details of all the changes made to the Draft LAP as a result of Appropriate Assessment.

One of the main influences of the Environmental Assessment on the Local Area Plan was the introduction of an approach to protect water quality of water bodies identified in the Water Framework Plan. This was incorporated into the Local Area Plan with an overall aim to provide a fail safe mechanism to prevent development in

the plan which would result in the degradation of water quality. Having assessed the carrying capacity of settlements changes have been made to the population distribution in some cases from smaller and rural areas to the main towns based on sustainable environmental capacity while the overall population target for the electoral area remains the same. This is further supported by the revision of the wording of general objectives relating to settlements contained in Section 2 of the plan e.g. LAS 2-1 (in Section 2) and in the DB (Development Boundary) objectives in Section 3 relating to specific settlements. Connected to population distribution was the matter of demographic pressure in rural hinterlands for individual housing. In order to meet this pressure, the approach taken by the local area plan was to provide lands in more sustainable locations i.e. the towns, with the effect of keeping the population targets in the villages lowered.

In relation to Flood Risk Assessment at Draft Stage of the plan the environmental assessment sought clarification and some changes to development in areas at risk of flooding. In the Draft Plan, if land was located within a flood risk area it was generally not included within the development boundary. Where such land was included then objectives relating to that land included a requirement for a more detailed flood risk assessment to be carried out. At the amendment stage of the process, and following public consultation on the proposed amendments, the approach of the plan to zoning land in areas of flood risk was modified in recognition of lands already been zoned in an earlier development plan or planning permission had already been granted for their development, or there were some local ambiguities in the flood risk mapping. Where such zonings were included in the plan, precautionary text was included in the specific objective to highlight the need for a flood risk assessment as part of the development management process. In the smaller settlements which do not have specific zoning objectives, the flood risk areas are protected by the more general development boundary objectives and by objectives in Section One of the Plan.

In the SEA Screening of the Proposed Amendments document the SEA response was to exclude these sites from development boundaries. Although this was the preferred approach of the SEA it is recognised however, that the development in flood risk areas objectives (which have been modified as part of the process and included in site specific objectives) provide an adequate mitigation measure in relation to flooding concerns of these sites.

In relation to biodiversity in general and Natura 2000 sites a number of changes to objectives have been made recognising the importance of the biodiversity of the Local Area Plan as a whole with the inclusion of a number of new objectives LAS 2-2 to 2-4 which firstly ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area while also linking the objectives relating to biodiversity in the County Development Plan 2009 to the Local Area Plan. The SEA process also highlights issues in relation to some settlement specific objectives within or in close proximity to Natura 2000 sites as well as NHAs. With the integration of the SEA and AA process a number of changes have been made to specific objectives relating to settlements while the majority of zonings or development boundaries located within Natura 2000 sites have been removed with the only exception being where a site was zoned for open space and it was considered that retaining this type of zoning was the best means of protecting the biodiversity of the site.

**Table 2.1 Sites removed from settlements due to their Natura 2000 designation**

Change No.	Settlement Name	Zoning Ref. If
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		<b>applicable</b>
BT.03.14.03	Ardgroom	Lands within development boundary of Ardgroom

**Table 2.2 Summary of Recommendations For Changes Arising From SEA**

<b>Amendment/Objective No.</b>	<b>Amendment Ref</b>	<b>Issue</b>	<b>Recommendation from SEA process</b>	<b>Change made to plan arising from SEA process</b>
Paragraph 1.7.10	BT.01.01.04	Issue Nine* in the Environmental Report	SEA raised concerns in relation to zoning/inclusion of sites within development boundaries.	The inclusion of paragraph 1.7.10 partially addresses the concerns of SEA in the Final Plan.
LAS 2-1	BT.02.01.02	Issue raised at pre draft stage and Issue One in Environmental Report	Included objective in Draft Plan Modify wording of objective in Amendment.	Inclusion of Objective LAS 2-1 in Draft Plan which was further modified and incorporated HDA recommendations in the Final Plan
LAS 2-2	BT.02.01.03	Issue raised at pre draft stage	Include wording to acknowledge that future projects will be subject to SEA, HDA and EIA	Objective LAS 2-2 included in Draft Plan and wording amended in Final Plan.
LAS 2-3	BY.02.01.04	Issue Two		New objective LAS 2-3 included in Final Plan
LAS 2-4	BY.02.01.05	Issue Two		New objective LAS 2-4 included in Final Plan
DB-03 Bantry	BY.03.01.16		Amend wording to objective at Amendment Stage	Amendment included in Final Plan which partially includes SEA recommendations.
DB-03 Castletownbere	BT.03.02.09	Issue One raised at pre-draft stage of plan	Amend wording of objective	SEA recommendation included in Final Plan
DB-03 Schull	BT.03.03.04	Issue One raised at pre-draft stage of plan	Amend wording of objective	SEA recommendation included in Final Plan
DB-10 Schull	BT.03.03.06	Issue two	Amend wording of objective	SEA recommendation included in Final Plan
Paragraph 4.3.1 Ballydehob	BT.03.04.01		Amend wording	Partially addresses issue raised by SEA
DB-01(b) Ballydehob	BT.03.04.02	Issue One		SEA recommendation included in the Final Plan and incorporates HDA recommendations.
DB-01(d) Ballydehob	BT.03.04.03	Issue Two	Amend wording to objective at Amendment Stage	SEA recommendation included in the Final Plan



Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
O-01 Ballydehob	BT.03.04.04	Issue Two		SEA recommendation included in the Final Plan and incorporates HDA recommendations.
DB-01(b) Glengarriff	BT.03.06.03	Issue One raised at pre-draft stage of plan	Amend wording of objective	Included in Final Plan and incorporates HDA recommendations.
DB-01(d) Glengarriff	BT.03.06.04	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(v) Glengarriff	BT.03.06.05	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
O-01 Glengarriff	BT.03.06.06	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
X-02 Glengarriff	BT.03.06.07	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
GEN-01 Bere Island	BT.03.07.03		Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
GEN-01 Dursey Island	BT.03.08.01	Issue Two and Five		Partially addresses SEA issue while incorporating HDA recommendations.
GEN-01 Dursey Island	BT.03.08.02		Amend wording to objective	Partially addresses SEA issue while incorporating HDA recommendations.
GEN-01 Heir Island	BT.03.09.01	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
GEN-01 Heir Island	BT.03.09.02		Amend wording to objective	SEA recommendation included in the final Plan while also incorporates

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
				HDA recommendations
GEN-01 Long Island	BT.03.10.01	Issue Two and Five	Amend wording to objective	Partially addresses SEA issue while incorporating HDA recommendations.
GEN-01 Long Island	BT.03.10.02		Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
GEN-01 Whiddy Island	BT.03.11.01		Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(l) Ahakista	BT.03.12.02	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(b) Allihies	BT.03.13.01	Issue Two and Three	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(d) Allihies	BT.03.13.02	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(e) Allihies	BT.03.13.03	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
Ardgroom	BT.03.14.03	Issue Two	Omit lands within SAC from development boundary of Ardgroom	Undeveloped areas of SAC not included within development boundary of Ardgroom
DB-01(b) Ardgroom	BT.03.14.04	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(j) Ardgroom	BT.03.14.05	Issue Two	Amend wording to objective	SEA recommendation included in the

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
				final Plan while also incorporates HDA recommendations
DB-01(f) Crookhaven	BT.03.16.01		Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(c) Eyeries	BT.03.17.01	Issue Two and Four	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(d) Eyeries	BT.03.17.02	Issue Two and Three	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(b) Goleen	BT.03.18.02	Issue One and Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
DB-01(d) Goleen	BT.03.18.03	Issue Two and Three	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
X-01 Barleycove	BT.03.32.01	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
X-02 Barleycove	BT.03.32.02	Issue Two	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
Barleycove	BT.03.32.03	Issue Two and Three	Amend wording to objective	SEA recommendation included in the final Plan while also incorporates HDA recommendations
Paragraphs 1.2.17, 1.3.11, 1.3.12, 1.3.13, 1.3.15 and 1.3.16				Screened Out

Amendment/Objective No.	Amendment Ref	Issue	Recommendation from SEA process	Change made to plan arising from SEA process
DB-04 Bantry				Screened Out

\*Issues identified in the Environmental Report **Issue One** –The Correlation between Population Targets for the Main Towns and Infrastructure **Issue Two**- impacts on Biodiversity **Issue Three**- Provision for individual dwellings in settlements or small scale development in areas without public infrastructure to provide individual treatment systems. **Issue Four**- References to development being served by private schemes or private group water schemes. **Issue Five**- Inclusion of requirement for screening for SEA and AA as part of preparation of Masterplans, Traffic/Transportation Studies, Other Studies and Land use Plans in the specific objective. **Issue six**- References are made to specific roadways and walkways provision which have not been clarified whether have been subject to SEA or AA assessment. **Issue seven**-References made in open space objectives to landscaping and provision of walkways without any wording relation to protection biodiversity etc. **Issue eight**-Waste Management **Issue nine**- Flooding Objectives **Issue ten**-Water Quality tables **Issue Eleven**- Inclusion of Definition of Sustainable **Issue Twelve**-Tourism

## Section 3 - Summary of how submissions and consultations were taken into account:

### Introduction

This section details how the submissions and observations made on the Environmental Report and SEA process have been taken into account during the preparation of the plan.

### SEA Scoping Consultations

Public Consultation regarding the local area plans commenced in January 2010 with the publication of the Outline Strategies and public meetings to facilitate consultation. Twenty submissions were received on this pre-draft document mainly relating to zoning issues.

A Scoping Report was then prepared by the Planning Policy Unit in August 2010 which identified the key environmental issues that would be addressed appropriately in the Environmental Report and was sent to the statutory Environmental Authorities.

Five submissions on the Scoping Report were received from the Environmental Protection Agency, Shannon River Basin District, Cork City Council, Development Applications Unit, Department of the Environment, Heritage and Local Government, and Department of Communications, Energy and Natural Resources that related to a number of issues and were taken into account in the preparation of the Environmental Report.

### Submissions and Observations on the Environmental Report and Draft Plan

The Bantry Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22<sup>nd</sup> November 2010 and was made available to the public until the 12<sup>th</sup> January 2011. 99 submissions were made during the Draft Plan stage. Most of the submissions received were related to specific issues included in the plan itself rather than on the content of the SEA Environmental Report. The submissions received from the Environmental Protection Agency and the Department of the Environment, Heritage and Local Government related to the Environmental Report and to the SEA process. These submissions related to a number of issues and any changes necessitated as a result of the submissions received were reviewed by the SEA team and recommendations were made accordingly.

The following table outlines submissions which related to matters raised in the Environmental Report and the general environmental assessment received from Statutory Bodies. The Manager's Report on the Draft Plan includes a summary of all submissions received.

**Table 3.1 Summary of Submissions on the Draft Local Area Plan received from Statutory Bodies**

Name of Submitter	Summary of Submission	How this was taken on board
EPA	A comprehensive submission was received from the EPA relating to a) Integration_of environmental considerations in the landuse plans, b)General comments on the EALAP Environmental Report c)General	The EPA recommendation informed the SEA Team's recommendations for changes to the Draft Plan which in many cases were incorporated into the Final Plan. Table 2.2 outlines the changes made from the Draft to Final Plan stage

	<p>comments on the EALAP and d) Specific comments on the EALAP. The EPA include a number of key recommendations to be included in the local area plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in the EALAP Environmental Report and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	
<p><b>DoEHLG</b></p>	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the</p>	<p>Many of the recommendations made have been incorporated through amendments to overall and site specific objectives of the plan.</p>

	<p>need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	
OPW	<p>The submission welcomes the approach taken to flooding and recommends a number of changes: <b>Section 1.7.7</b> – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. <b>Section 1.7.9</b> - references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. <b>Objective FD1-4</b> - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. <b>Zoning Objectives</b> - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals <i>shall / should be</i> accompanied by an FRA. <b>All settlements</b> - Plan should note that “possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even though they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.</p>	<p>The recommendations of OPW are incorporated into the Flood Risk Assessment of the electoral area and into the revised wording of site specific objectives.</p>

The submissions received at Draft Plan stage in relation to or relevant to the SEA process were reviewed and discussed and which informed the SEA recommendations of changes to be made to the Draft Plan. Following on from the assessment of submissions received the SEA Team prepared a series of recommendations which were generally in the form of new objectives or additions to wording of existing objectives or deletions of objectives. Some of the matters raised in the submissions received related to issues which were dealt with through the Appropriate Assessment process. Many of the SEA recommendations were incorporated into the Final Plan.

In relation to draft plan stage of the LAP, the Manager's Report 20(3) outlines how the submissions were taken into consideration and make recommendations in relation to proposed changes to the draft plan. It was also referred to in this report that some changes as a result of considerations of submissions required 'non material' changes

which did not require to be part of the proposed amendment for public consultation. A copy of the Manager's Report is published separately.

### Submissions and Observations for the Proposed Amendments

21 submissions were received during the public consultation period of the proposed amendments to the Draft Bantry Electoral Area Local Area Plan including two from the Environmental Protection Agency and the Department of the Environment, Heritage and Local Government.

The following table outlines submissions which related to matters raised in the Environmental Report and the general environmental assessment received from Statutory Bodies. The Manager's Report on the Draft Plan includes a summary of all submissions received.

**Table 3.2 Summary of Submissions on the Proposed Amendments to the Draft Local Area Plan received from Statutory Bodies**

Name of Submitter	Summary of Submission	How this was taken on board
EPA	The submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures set out in the SEA screening be implemented.	Many of the recommendations from the EPA and the SEA process were incorporated into the Final Plan and are outlined in Table 2.2
OPW	<p>With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development.</p> <p>The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.</p>	The recommendations of OPW are incorporated into the Flood Risk Assessment of the electoral area and into the revised wording of site specific objectives.

In relation to proposed amendments stage of the LAP, the Manager's Report 20(K) outlines how the submissions were taken into consideration and make recommendations in relation to the proposed amendments. Some of the Manager's



Report Recommendations incorporate SEA considerations while others recommend to proceed with the change. A copy of the Manager's Report is published separately.

## Section 4 - Reasons for choosing the plan as adopted, in light of other reasonable alternatives considered.

### Introduction

This Section details the alternatives, which were identified and evaluated for likely environmental and planning effects as part of the SEA process for the LAP.

### Selecting the Alternative Plan Options

The alternative scenarios that were proposed in the Local Area Plan for the electoral area were provided in the Environmental Report and the preferred strategy from an environmental perspective was provided. Mitigation measures which attempt to prevent, reduce and as fully as possible offset any significant adverse effects of the environment of implementing the preferred alternative were identified where applicable.

During the preparation process of the draft LAP, 3 Scenarios were proposed. These are outlined in detail in Chapter 8 of the Environmental Report and the LAP's preferred Scenario (i.e. the Scenario that forms the basis of the draft LAP) has been presented.

#### *The Scenarios*

The Scenarios considered were set at the electoral area level rather than having Scenarios for every settlement. In this way the cumulative impact of development and population distribution across the electoral area could be assessed. The SEA scenario assessment was based on these alternative growth scenarios and each of the proposed development options were assessed against the EPO's, types of cumulative effects, the cumulative environmental sensitivity map and individual environmental issues that were identified in the environmental baseline (See Table 4.1 below).

For the **Bantry** Electoral Area, 3 alternative scenarios were identified that could achieve the level of growth targeted for the **Bantry** Electoral Area, as set out in the Cork County Development Plan 2009. The scenarios that were considered in the preparation of the Local Area Plan were as follows;

- **High Urban and Modest Rural Growth** – this is the scenario wherein a significant proportion of the target growth is concentrated within the principle urban areas within the electoral area with provision included for relatively modest growth in the smaller settlements and rural.
- **Urban and Rural Growth** - this alternative distributes future population growth more evenly across the settlement network with each area receiving a portion of growth.
- **Low Urban and High Rural Growth** – this approach directs limited growth towards the main towns while a substantial portion of growth is targeted towards the lower order settlements and rural areas. Growth is redistributed towards the villages and rural areas at the expense of the main urban settlements.

#### *Findings of Scenario Evaluation*

From an examination of the above scenarios it is considered that **Scenario 3** is the least preferred Scenario from an environmental perspective. **Scenario 1** and **2** propose significant population growth in the main urban settlements but both require a substantial amount of funding and infrastructure to reach their targets. Overall the

scenario assessment has found that **Scenario 1** is the preferred Scenario from an environmental perspective but there remains serious concerns over the provision of infrastructure in a timely manner to accommodate the proposed population targets. While it is accepted that **Scenarios 1** is also the preferred scenario in the LAP it is considered that the adoption of Scenario 1 could lead to significant environmental effects unless mitigation measures are incorporated into the LAP which were outlined in Chapter 8 and 10 of the Environmental Report and as stated in Section 2 of this document a number of changes have been made to address these concerns. Table 4.1 below outlines the assessment of the Scenarios.

Table 4.1 below outlines the assessment of the Scenarios

Types of Cumulative Effects								
Cumulative Effects		Affected Receptor			Causes			
Habitat fragmentation		Biodiversity			Use of land for flood management, transport infrastructure and industrial development. Zoning of Greenfield lands			
Climate Change		Air and Climate			Greenhouse gas emissions from industrial development and increases in traffic volumes			
Loss of tranquillity		Population and Human Health			Industrial development and increases in traffic volumes			
Deterioration in drinking water quality		Population and Human Health			Inappropriate wastewater treatment and inappropriate drinking water treatment			
Deterioration in water quality		Water			Inappropriate wastewater treatment			
Loss of agricultural lands		Soils and Geology			Zoning of Greenfield lands			
Loss of natural landscape features		Landscape			Zoning of Greenfield lands. Road infrastructure			
Comparison of Alternatives - Cumulative Effects								
LAP Objective	Possible Cumulative Effects							
	Habitat fragmentation	Climate Change	Loss of tranquillity	Deterioration in drinking water quality	Deterioration in water quality	Loss of agricultural lands	Loss of natural landscape features	COMMENTS
Option 1	-	+	-	-	-	0	+	Least likely to have significant cumulative effects
Option 2	0	?	-	-	-	-	-	Most likely to have significant

								cumulati ve effects
Option 3	-	-	-	-	-	-	-	
<b>Key:</b> + likely to have no significant effect   - likely to have a negative effect   0 neutral   ? uncertain								

## Section 5 - Monitoring Measures:

### Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify, at an early stage, unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring can also be used to analyse whether the LAP is achieving its Environmental Protection Objectives and targets, whether such objectives need to be re-examined and whether the proposed mitigation measures are being implemented.

Cork County Council is thus required to monitor the significant environmental effects arising from the implementation of the LAP. This SEA statement identifies the final proposals for monitoring the LAP (see tables on EPOs & monitoring targets and indicators). These EPOs, monitoring targets and indicators have been revised/updated based on submissions received, issues raised in AA and from consultation with internal sections of the Council. The primary purpose of monitoring is to cross check significant environmental impacts which arise during the implementation stage against those predicted during the plans preparation stage.

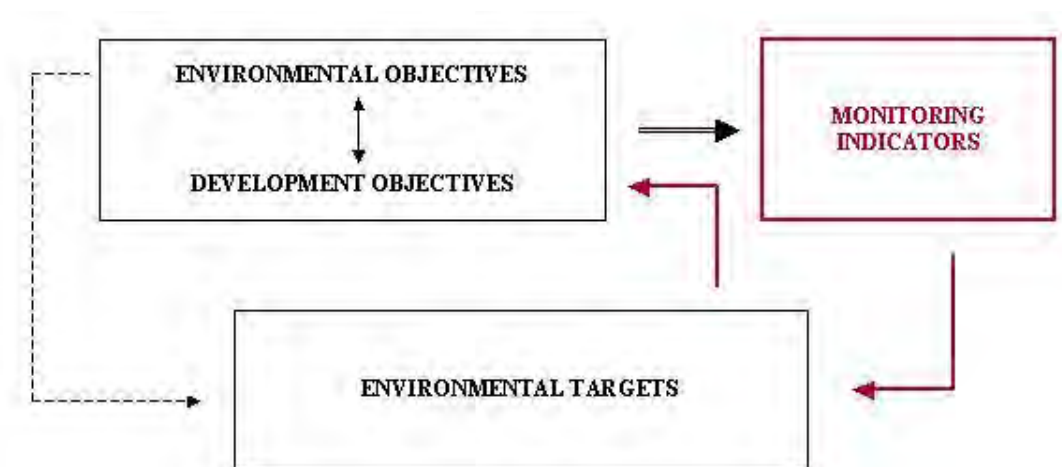
### Monitoring Methodology:

#### *Indicators and Targets*

The monitoring proposals are based around the indicators which were chosen earlier in the process but which now have been refined. These indicators allow quantitative measures of trends and progress over time relating to the Environmental Protection Objectives used in the evaluation. Focus will be given to indicators that are relevant to the likely significant environmental effects of implementing the LAP and existing monitoring arrangements will be used in order to monitor the selected indicators. Each indicator to be monitored is accompanied by targets derived from the relevant legislation and from the advice of bodies consulted.

### Monitoring Process:

The monitoring process assesses the progress of environmental components of the Plan and environmental targets through monitoring indicators.



**Figure 2**

The emphasis in the monitoring of objectives and targets is on those monitoring indicators which are available within Cork County Council.

A dependence on external information maybe required in certain areas, however it is difficult to ascertain if this information will become frequently and readily available during the monitoring period. This reality is reflected in the matrix that follows relating to the monitoring indicators.

The monitoring process system can be split into several following stages:

- Collection of data (acquisition)
- Processing the data (analysis of collected data)
- Evaluation and interpretation
- Consideration of consequences (review of Plan policies)

A Geographical Information System (GIS) based monitoring system could be used to monitor and assess the implementation of the plan.

**Table 5.1 Environmental Protection Objectives, Monitoring Targets and Indicators**

<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
B1	Avoid significant adverse impacts (direct, cumulative and indirect) arising from the implementation of this Plan and also protecting the integrity of Protected Sites.	No significant adverse impacts, (direct, cumulative and indirect impacts), to relevant habitats, species or their sustaining resources arising from the implementation of this plan and a provision of adequate and appropriate buffer zones.	Buffer zones provided in relation to development proposed as per Objective: <b>Glengarriff DB-01(v) and X-02, Ahakista DB-01(l), Ardgroom DB-01(j), Crookhaven DB-01(f) and GB1-2 Colla Pier, Schull.</b> Refer to the monitoring protocols of the AA process.	PPU, National Parks and Wildlife Service.	Potentially available within Cork County Council
B2	Protect habitats and species of biodiversity value where these occur outside designated sites.	No net loss of biodiversity through the implementation of this plan.	Number of new developments arising from the implementation of this plan which include SUDS and discharge within, adjacent to or upstream from Natura 2000 sites with water dependant habitats or species.  Number of new water abstractions and increases in water abstractions within or upstream from Natura 2000 sites with water dependant habitats or species.  Number of wastewater treatments plants which are operating at over capacity and discharge within or upstream from	PPU which will be dependent on the development of a monitoring system and the establishment of existing baselines, National Parks and Wildlife Service.	Potentially available within Cork County Council

			Natura 2000 sites with water dependant habitats or species.		
<b>EPO</b>	<b>ENVIRONMENTAL OBJECTIVE</b>	<b>TARGET</b>	<b>MONITORING INDICATORS</b>	<b>DATA SOURCE</b>	<b>ACCESSIBILITY</b>
S1	To maximise the sustainable re-use of Brownfield lands and the existing built environment, rather than developing Greenfield lands while also protecting agriculturally productive lands.	<p>The ratio of urban housing should not be less than rural housing.</p> <p>Identification of Brownfield lands within the electoral area and the preparation of planning briefs for these lands during the lifetime of the plan</p>	<p>Ratio of urban housing to rural housing during the Plan lifetime (i.e. Ratio of dwellings permitted inside the development boundaries of settlements to dwellings permitted outside the development boundary).</p> <p>Ratio of dwellings permitted inside the development boundaries of Main Towns to dwellings permitted in the Greenbelts of the Main Towns.</p> <p>Number of planning briefs for Brownfield lands prepared during the LAP lifetime</p>	Cork County Council	Potentially available within Cork County Council
<b>EPO</b>	<b>ENVIRONMENTAL OBJECTIVE</b>	<b>TARGET</b>	<b>MONITORING INDICATORS</b>	<b>DATA SOURCE</b>	<b>ACCESSIBILITY</b>
W1	Improve water quality to comply with the standards of the Water Framework Directive	Improvement or at least no deterioration in water quality in rivers, lakes and groundwater.	<p>Achievement of the Status Objectives of the River Basin Management Plans;</p> <p>% increase or decrease in numbers of water bodies at good status compared with the baselines of 2011.</p> <p>% of municipal wastewater discharges achieving secondary and tertiary treatment in the electoral area.</p> <p>Q values recorded downstream from existing wastewater</p>	Water Framework Directive; RBD's, EPA, Cork County Council	Dependent on external information. Some information potentially available within Cork County Council



			treatment plants.		
	To manage zones vulnerable to flooding in a sustainable manner	Avoid development in areas at risk of flooding, particularly floodplains identified in the Local Area Plan, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere	Amount of new developments permitted within flood plains; Annual costs of damage related to flood events.	OPW, Cork County Council	Dependent on external information. Some information potentially available within Cork County Council
W2	Protect and improve the status of coastal waters, including enhancing the status of all bathing waters in the electoral area, and the marine environment while taking into account the Action Measures of the Pollution Reduction Programmes of Shellfish Waters	Improve water quality in coastal and transitional waters	Achievement of the coastal and transitional waters status objectives of the Transitional & Coastal Waters Action Programmes and RBD's. % of municipal wastewater discharges achieving secondary and tertiary treatment in the electoral area. Number of Blue Flag Beaches in the electoral area	Water Framework Directive: SWRBD, EPA, Cork County Council	Dependent on external information. Some information potentially available within Cork County Council

<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
A1	Maintain and where possible improve air quality standards through the reduction of emissions through the promotion of sustainable commuting	To remain within good air quality standards	Air quality monitoring standards within the County.	EPA	Dependent on external information
		To increase the number of sustainable cycle friendly measures in the electoral area within the lifetime of the Plan.	Number of cycle friendly measures provided in the electoral area within the lifetime of the Plan.	Cork County Council	Potentially available within Cork County Council
		To increase the number of sustainable walking routes within settlements in the electoral area within the lifetime of the Plan.	Number of walking routes provided and constructed within settlements in the electoral area within the lifetime of the Plan.	Cork County Council	Potentially available within Cork County Council
A2	Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns;	Increase modal shift to public transport and Reduction in journey to work (time/distance)	Journey to work times; % of commuters using public transport; % of commuters cycling to work; % of commuters walking to work;	CSO	Dependent on external information
<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>

PH1	Ensure that adequate wastewater infrastructure is in place and promote the sustainable development of new infrastructure	Settlements especially main towns, key villages and villages to be adequately served by a public waste water treatment plant over the lifetime of the LAP.	Number of Wastewater Discharge Licences and Certificates granted by EPA for wastewater treatment plants. Number of wastewater treatment plants which are in compliance or are in breach of Wastewater Discharge Licences and Certificates. % of settlements in electoral area which have an appropriate and sustainable municipal wastewater treatment system that is operating in a sustainable manner and is not operating at capacity or over capacity.	EPA, Engineering Section of Cork County Council	Dependent on external information. Some information available within Cork County Council
PH2	To maintain and improve the quality of drinking water supplies to comply with regulations and to reduce leakages in existing drinking water infrastructure.	To maintain and improve drinking water quality in the LAP to comply with the requirements of the European Communities (Drinking Water) Regulations and to reduce leakage in existing infrastructure.	Number of occurrences in the EPA's Remedial Action List (RALs) over the lifetime of the LAP. % leakage in existing drinking water infrastructure.	EPA, Environmental Section of Cork County Council	Dependent on external information. Some information available within Cork County Council
<b>EPO</b>	<b>ENVIRONMENTAL OBJECTIVE</b>	<b>TARGET</b>	<b>MONITORING INDICATORS</b>	<b>DATA SOURCE</b>	<b>ACCESSIBILITY</b>

CH1	Promote the protection and conservation of the cultural heritage including Gaeltachtaí, architectural and archaeological heritage;	<p>To maintain the number of Architectural Conservation Areas (ACAs) and structures under the Record of Protected Structures (RPS).</p> <p>To maintain and/or increase the extent of existing Architectural Conservation Areas (ACAs)</p> <p>To increase the number of Architectural Conservation Areas (ACAs) in the electoral area and to extend the Record of Protected Structures (RPS).</p> <p>To maintain the archaeological monuments and their setting of identified in the Sites and Monuments Record (SMR) and the</p>	<p>Number of ACAs and Protected Structures added to the County Development Plan or LAPs.</p> <p>Area and extent of existing Architectural Conservation Areas (ACAs).</p> <p>% of villages that have design statements in the Electoral Area</p> <p>The number of monuments on the Sites and Monuments Record (SMR) and the Record of Monuments (RMP) and their Zones of Archaeological Potentials impacted by development granted planning permission.</p>	<p>Heritage Department of Cork County Council</p> <p>The Archaeological Survey of Ireland's data base; Heritage Unit Cork County Council</p>	Potentially available within Cork County Council
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		Record of Monuments (RMP).			
<b>EPO</b>	<b>ENVIRONMENTAL OBJECTIVE</b>	<b>TARGET</b>	<b>MONITORING INDICATORS</b>	<b>DATA SOURCE</b>	<b>ACCESSIBILITY</b>
L1	Protect natural and historic landscapes and features within them in a sustainable manner	Maintain clear urban/rural distinctions To achieve a higher ratio of residential development in settlements compared to residential development in areas outside settlement development boundaries	Ratio of urban housing to rural housing during the Plan lifetime (i.e. Ratio of dwellings permitted inside the development boundaries of settlements to dwellings permitted outside the development boundary).	Cork County Council	Potentially available within Cork County Council
		Enhance provision of, and access to, green space within the development boundary of Main Towns in the Electoral Area.	Number of passive and active recreational uses (including sporting facilities) that have been provided and made available to public within the development boundary of Main Towns in the Electoral Area over the lifetime of the Plan.	Cork County Council	Potentially available within Cork County Council

M1	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices	To promote sustainable waste management infrastructure and practices by increasing the number of bring banks, civic amenity facilities and other recycling and waste reduction facilities provided in the electoral area during the lifetime of the Plan.	The number of bring banks, civic amenity facilities and other recycling and waste reduction facilities provided in the electoral area during the lifetime of the Plan. % landfill waste % of waste recycled % diversion of biodegradable waste from landfill	Environmental Section of Cork County Council	Potentially available within Cork County Council
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## Appendix One

### Screening of Amendments to the Draft Plan

Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	SEA Conclusion
BT 01.01.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 01.01.08	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 01.01.09	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 01.01.10	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 01.01.11	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified

Proposed Amendment	<u>No likely</u> interaction with status of EPOs	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	SEA Conclusion
BT 01.01.12	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 01.01.13	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 02.01.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 02.01.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 02.01.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 02.01.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 02.01.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.05			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
BT 03.01.06	B1 B2 S1 W1 PH1 PH2 A1 A2				Screened Out



	CH1 L1 M1				
Proposed Amendment	<u>No likely interaction with status of EPOs</u>	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	SEA Conclusion
BT 03.01.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.10	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.11	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.12	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.01.13	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.14	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.15	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.16	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.17	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.01.18	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.01.19	B2		B1 W1 W2 PH1 PH2 S1 A1 A2		Possible environme

			CH1 L1 M1		ntal effects identified
<b>Proposed Amendment</b>	<b><u>No likely</u> interaction with status of EPOs</b>	<b>Likely to improve status of EPOs</b>	<b>Potential <u>Conflict</u> with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>SEA Conclusion</b>
BT 03.01.20	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.01.21	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.02.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.02.02			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1 M1	Possible environmental effects identified
BT 03.02.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.02.04	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.02.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.02.06	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.02.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.02.08	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.02.09	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.03.01			B1 W1 W2 PH1	B2 S1 A1	Possible

			PH2	A2 CH1 L1 M1	<b>environmental effects identified</b>
<b>Proposed Amendment</b>	<b><u>No likely interaction</u> with status of EPOs</b>	<b>Likely to improve status of EPOs</b>	<b><u>Potential Conflict</u> with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>SEA Conclusion</b>
BT 03.03.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.03.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.03.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.03.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.03.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.04.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.04.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.04.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.04.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.06.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.06.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.06.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.06.04	B1 B2 S1 W1 PH1 PH2 A1 A2				Screened

	CH1 L1 M1				Out
BT 03.06.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
Proposed Amendme nt	<b>No likely interaction with status of EPOs</b>	<b>Likely to improve status of EPOs</b>	<b>Potential Conflict with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>SEA Conclusion</b>
BT 03.06.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.06.07	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT.03.07.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT.03.07.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.07.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT.03.08.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.08.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT.03.09.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.09.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT.03.10.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.10.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.11.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.12.01	B1 B2 S1 W1				

	PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.12.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
<b>Proposed Amendme nt</b>	<b><u>No likely</u> interaction with status of EPOs</b>	<b>Likely to improve status of EPOs</b>	<b>Potential <u>Conflict</u> with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>SEA Conclusion</b>
BT 03.13.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.13.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.13.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.13.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.14.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		<b>Possible environme ntal effects identified</b>
BT 03.14.02	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		<b>Possible environme ntal effects identified</b>
BT 03.14.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.14.04	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.14.05	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.14.06	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.14.07	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		<b>Possible environme ntal effects identified</b>

BT 03.16.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.17.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
Proposed Amendment	<b>No likely interaction with status of EPOs</b>	<b>Likely to improve status of EPOs</b>	<b>Potential Conflict with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>SEA Conclusion</b>
BT 03.17.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.18.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.18.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.18.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.18.04	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.20.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.21.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.26.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.28.01	B2		B1 W1 W2 PH1 PH2 S1 A1 A2 CH1 L1 M1		Possible environmental effects identified
BT 03.28.02			B1 W1 W2 PH1 PH2	B2 S1 A1 A2 CH1 L1	Possible environme

				M1	ntal effects identified
BT 03.32.01	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
Proposed Amendment	<u>No likely</u> interaction with status of EPOs	Likely to improve status of EPOs	Potential <u>Conflict</u> with status of EPOs	Uncertain interaction with status of EPOs	SEA Conclusion
BT 03.32.02	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out
BT 03.32.03	B1 B2 S1 W1 PH1 PH2 A1 A2 CH1 L1 M1				Screened Out

### **Mitigation Measures**

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

**BT 01.01.09, BT 01.01.11, BT 01.01.12.** It is considered that these proposals would lead to

- a) further urban generated housing,
- b) result in unsustainable travelling patterns,
- b) proliferation of one off housing and individual treatment systems and consequential impacts on water quality
- c) reduction in agricultural productive soil,
- d) reduction in area included in the greenbelt

**Mitigation Measure: omit amendments BT 01.01.09, BT 01.01.11, BT 01.01.12.**

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

**BT 03.01.12, BT 03.01.18, BT 03.01.19, BT 03.01.20, BT 03.01.21, BT 03.02.04, BT 03.02.06, BT 03.14.01, BT 03.14.02, BT 03.14.07, BT 03.18.01, BT 03.18.04, BT 03.20.01, BT 03.21.01, BT 03.26.01, BT 03.28.01, BT 03.28.02.** Significant environmental impacts are likely due to:

- a) Concerns over wastewater facilities to deal with additional discharges arising from any future development of these areas
- b) possible negative impacts on water quality resulting from additional wastewater discharges,
- c) may lead to urban sprawl rather than consolidation of the settlement
- d) reduction in agricultural productive soil

**Mitigation Measure: omit amendments BT 03.01.12, BT 03.01.18, BT 03.01.19, BT 03.01.20, BT 03.01.21, BT 03.02.04, BT 03.02.06, BT 03.14.01, BT 03.14.02, BT 03.14.07, BT 03.18.01, BT**



03.18.04, BT 03.20.01, BT 03.21.01, BT 03.26.01, BT 03.28.01,  
BT 03.28.02.

Amendment reference number BT 03.01.05 requires additional wording.

**Mitigation Measure:** add "in a sustainable manner" after "In addition it is an objective to support".



Colour pages  
to be agreed with printer

Colour pages  
to be agreed with printer

# Bantry Electoral Area Local Area Plan

Strategic Flood Risk Assessment

Final Report

August 2011

Document Verification  
Page 1 of 1

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

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## Section 1 Introduction

### 1.1 Scope and Objectives

- 1.1.1 As part of the review of its Electoral Area Local Area Plans and in order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, "The Planning System and Flood Risk Management" (2009), Cork County Council undertook a county wide Strategic Flood Risk Assessment. This assessment provides a broad assessment of flood risk within the county and has informed strategic land-use planning decisions within the local area plan process.
- 1.1.2 The assessment provides for an improved understanding of flood risk issues within the County and includes a series of flood extent maps covering the main settlements. The maps identify the extent of floodplains that should be safeguarded from development and will support the application of the sequential approach, and the justification test as appropriate, in areas where development is proposed.
- 1.1.3 This report sets out how the Flood Risk Assessment was undertaken, as well as how its findings were addressed and integrated into the Bantry Local Area Plan. The report should be read in conjunction with the Bantry Local Area Plan and the associated maps. The Electoral Area Map, on page iii of the Local Area Plan, identifies the specific areas covered by the Flood Risk Assessment.

### 1.2 Report Structure

- 1.2.1 Section 2 of this report provides a brief introduction to the Bantry Electoral Area, identifying the settlement hierarchy and the key population and household growth targets for the respective categories of settlement with the settlement hierarchy.
- 1.2.2 Section 3 examines the main sources of flood risk within the electoral area and recent flood events.
- 1.2.3 Section 4 will examine how the issue of managing flood risk was addressed in the review of the Bantry Local Area Plan and outlines the main provisions of the adopted strategy.
- 1.2.4 Section 5 will set out what this assessment has achieved in terms of managing the adverse effects of flooding within the Bantry Electoral Area. It will also identify how the flood risk management strategy identified in the local area plan should be reviewed and monitored over the lifetime of the plan.

### 1.3 The Planning System and Flood Risk



- 1.3.1 The Planning System and Flood Risk Management: Guidelines for Planning Authorities, published in November 2009, describe flooding as a natural process that can occur at any time and in a wide variety of locations. Flooding can often be beneficial, and many habitats rely on periodic inundation. However, when flooding interacts with human development, it can threaten people, their property and the environment. Flooding may be from rivers, the sea, groundwater, sewers or overland flow caused by intense or prolonged periods of rainfall. The frequency and severity of flooding is likely to increase in the future, due to the effects of climate change.
- 1.3.2 The Guidelines describe good flood risk practice in planning and development management and seek to integrate flood risk management into the planning process, thereby assisting in the delivery of sustainable development. Planning authorities are directed to have regard to the guidelines in the preparation of Development Plans and Local Area Plans, and for development control purposes. For this to be achieved, flood risk must be assessed as early as possible in the planning process.
- 1.3.3 Paragraph 1.6 of the Guidelines states that the core objectives are to:
- "avoid inappropriate development in areas at risk of flooding;
  - avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
  - ensure effective management of residual risks for development permitted in floodplains;
  - avoid unnecessary restriction of national, regional or local economic and social growth;
  - improve the understanding of flood risk among relevant stakeholders; and
  - ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management".
- 1.3.4 The guidelines aim to facilitate 'the transparent consideration of flood risk at all levels of the planning process, ensuring a consistency of approach throughout the country. The 'Planning System and Flood Risk Management' works on a number of key principles, including:
- Adopting a staged and hierarchical approach to the assessment of flood risk;
  - Adopting a sequential approach to the management of flood risk, based on the frequency of flooding (identified through Flood Zones) and the vulnerability of the proposed land use.

## 1.2 Definition of Flood Risk

- 1.2.1 Prior to discussing the management of flood risk, it is helpful to understand what is meant by the term. It is also important to define the

components of flood risk in order to apply the principles of the Planning System and Flood Risk Management in a consistent manner.

- 1.2.2 Flood risk is generally accepted to be a combination of the likelihood of flooding and the potential consequences arising, and is normally expressed in terms of the following relationship:

**Flood risk = Probability of flooding x Consequences of flooding**

- 1.2.3 Likelihood of flooding is normally defined as the percentage probability of a flood of a given severity occurring in any given year. For example, a 1% probability indicates the severity of a flood that is expected to be exceeded on average once in 100 years, i.e. it has a 1 in 100 chance of occurring in any given year.

- 1.2.4 In the Local Area Plan, flood risks are defined in relation to the following zones;

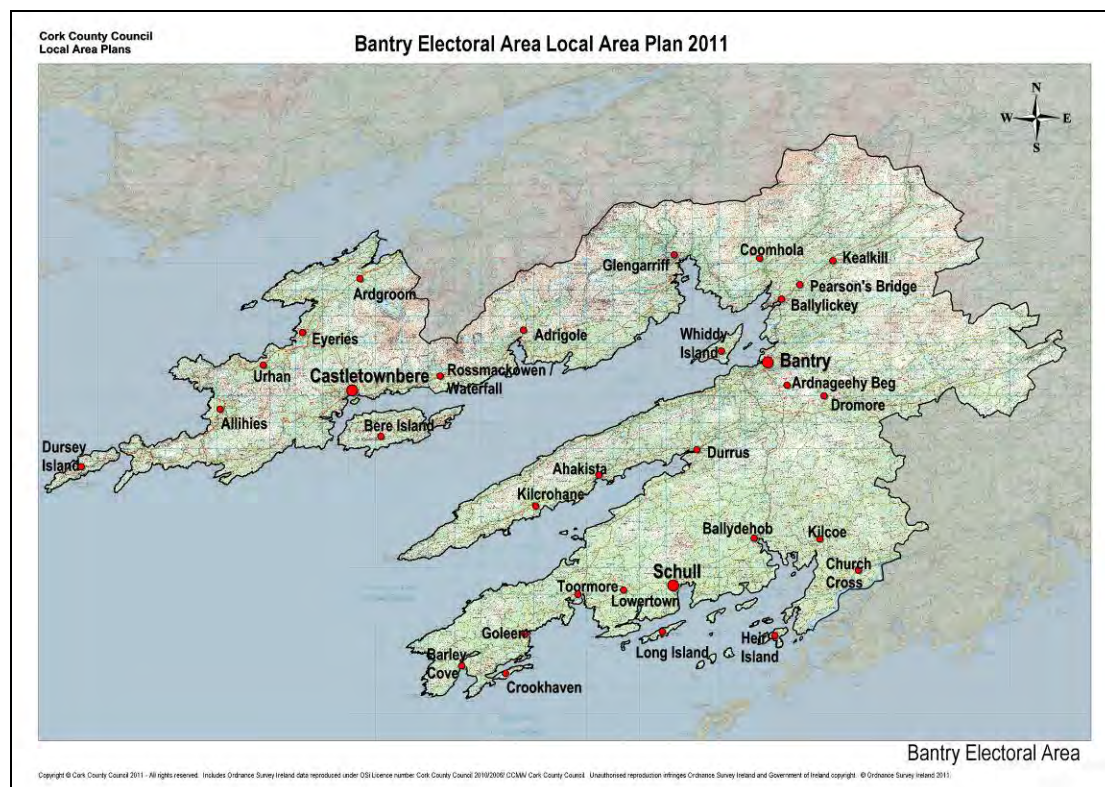
- o **Flood Zone A:** where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);
- o **Flood Zone B:** where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding or between 0.1% or 1 in 1000 and 0.5% or 1 in 200 for coastal flooding);
- o Elsewhere, sometimes referred to as **Zone C**, the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). This zone covers all areas of the plan which are not in zones A or B.

- 1.2.5 Consequences of flooding depend on the hazards caused by flooding (depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of receptors (type of development, nature, e.g. age-structure, of the population, presence and reliability of mitigation measures etc).

- 1.2.6 The 'Planning System and Flood Risk Management' provides three vulnerability categories, based on the type of development, which are detailed in table 3.1 of the Guidelines, and are summarised as:

- Highly vulnerable, including residential properties, essential infrastructure and emergency service facilities;
- Less vulnerable, such as retail and commercial and local transport infrastructure.
- Water compatible, including open space, outdoor recreation and essential facilities such as changing rooms.

## Section 2 Local Study Area



### 2.1 Introduction: The Bantry Electoral Area

2.1.1 The Bantry Electoral Area is located within the West Strategic Planning Area (defined in the County Development Plan, 2009) which also includes the adjoining Skibbereen Electoral Area located to the east. There are three designated 'Main Towns' in the Bantry Electoral Area, Bantry, Castletownbere and Schull. These are supported by three 'key villages', five West Cork Island Communities and a series of other 'villages', 'village nuclei' and 'other location' settlements. The Electoral Area includes the Beara, Mizen and Sheeps Head peninsulas.

### 2.2 Population and Household Growth

2.2.1 Table 2.1 which follows shows a 2020 population growth target of 4,049 for the Bantry EA, set out in the Cork County Development Plan 2009. The North and West Cork Strategic Plan, 2002 and the County Development Plan, 2009 state that, across the West Strategic Planning Area as a whole, in order to achieve the full social and economic potential of the area, the intention is to achieve a balanced distribution of future population growth with 50% of future growth in the main towns and 50% of future growth in the villages and rural areas. The principle behind this approach is to ensure that both the towns and rural areas remain healthy and vibrant.

Settlement Hierarchy Bantry Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Bantry	3,309	2,175	5,484
Castletownbere	868	571	1,439
Schull	576	172	748
Villages and Rural	16,073	1,131	17,204
<b>Total Population</b>	<b>20,826</b>	<b>4,049</b>	<b>24,875</b>

2.2.2 Table 2.2 outlines the corresponding households based on the above population targets to 2020 and also gives an indication as to the overall requirement of new dwellings in the electoral area as a whole. It is assumed that average household size will continue to fall in line with EU trends and a generous allowance has been made for vacancies in order to accommodate the target population up to 3,355 new dwellings could be required for the period 2006-2020.

Settlement Hierarchy Bantry Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Bantry	1,165	1,139	2,304
Castletownbere	306	299	605
Schull	203	111	314
Villages and Rural	5,919	1,032	6,951
<b>Total Households</b>	<b>7,593</b>	<b>2,581</b>	<b>10,174</b>
<b>New Dwellings Required</b>			<b>3355</b>

## 2.3 Environment and Heritage

2.3.1 European and National legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas. The current list of protected sites is contained in the County Development Plan 2009 and is shown on the Heritage and Scenic Amenity Maps in Volume 3 in that Plan. Designated sites in the Bantry Electoral Area are detailed in the tables below.

### Special Protection Areas (SPA's)

2.3.2 There is one proposed SPA Beara Peninsula 4155 listed in the LAP. The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Chough and Fulmar. There are 2 Special Protection Areas, the bull and cow rocks 4066 and Sheep's Head to Toe Head 4156. Both sites are Special Protection Areas (SPAs) under the E.U. Birds Directive.

<b>Special Protection Areas – Bantry LAP</b>		
<b>Name</b>	<b>Environmental Designation</b>	<b>Settlement</b>
Beara Peninsula	pSPA 4155	Castletownbere
Bull and the Cow Rocks	SPA 4066	Allihies
Sheep's Head to Toe Head	SPA 4156	Crookhaven; Baltimore

#### Special Areas of Conservation (SAC's)

2.3.3 There are 13 candidate special areas of conservation in the LAP.

<b>Special Areas of Conservation – Bantry LAP</b>		
<b>Name</b>	<b>Environmental Designation</b>	<b>Settlement</b>
Barley Cove to Ballyrisode Point	cSAC 1040	Crookhaven
Caha Mountains	cSAC 93	Glengarrif; Adrigole
Cleanderry Wood	cSAC 1043	Ardgroom
Derryclogher Knockboy Bog	cSAC 1873	Bantry
Dunbeacon Shingle	cSAC 2280	Durrus
Farranamanagh Lough	cSAC 2189	Kilcrohane
Glengarrif Harbour and woodland	cSAC 90	Glengarrif
Kenmare River	cSAC 2158	Allihies
Reen Point Shingle	cSAC 2281	Durrus
Roaringwater Bay and Islands	cSAC 101	Ballydehob; Schull
Sheep's Head	cSAC 102	Bantry; Kilcrohane; Ahakista
Three castle Head to Mizen Head	cSAC 109	Crookhaven; Barleycove
Glanmore Bog	cSAC 1879	Ardgroom

#### Natural Heritage Areas (NHAs)

2.3.4 There are 5 NHAs and 31 proposed NHAs in the LAP.

<b>Natural Heritage Areas – Bantry LAP</b>
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Name	Environmental Designation	Settlement
Barley Cove to Ballyrisode point	pNHA 1040	Crookhaven; Barleycove
Bull and Cow Rocks	pNHA 80	Allihies
Caha Mountains	pNHA 93	Glengarrif
Cappul Bridge	pNHA 1284	Ardgroom
Carriganass Castle near Kealkill	pNHA 2099	Kealkill
Cleanderry Wood	pNHA 1043	Ardgroom
Curraheel	pNHA 1826	Glengarrif
Dereen Upper Bog	pNHA 1887	Adrigole
Dereennatra (cutaway) Bog	NHA 2105	Ballydehob
Derryclogher Knockboy Bog	pNHA 1873	Bantry
Domestic Dwelling	pNHA 2049	Glengarrif
Dursey Island	pNHA 86	Allihies
Eyeries Island	pNHA 1050	Eyeries
Firkeel Gap	pNHA 1051	Allihies
Garnish Point	pNHA 1986	Allihies
Glanmore Bog	pNHA 1879	Ardgroom
Glengarrif (thatched Shooting Lodge in Forest Park)	pNHA 88	Glengarrif
Glengarrif harbour and woodland	pNHA 1090	Glengarrif
Hungry Hill	NHA 1059	Adrigole
Kilcatherine Swamp	pNHA 593	Ardgroom
Kilkinnikin	pNHA 1985	Allihies
Leahill Bog	NHA 2417	Adrigole; Glengarrif
Lough Namaddra and Lough West	pNHA 1069	Glengarrif
Loughavaul	pNHA 98	Glengarrif
Orthons Island Adrigole Harbour	pNHA 1028	Adrigole
Owens' Island	pNHA 1071	Ahakista
Pulleen Harbour Bog	NHA 2416	Castletownbere
Roancarrigbeg and Roancarrigmore	pNHA 1073	Castletownbere
Roaringwater Bay and Islands	pNHA 101	Ballydehob; Baltimore; Schull
Rosnashunsoge	pNHA 1537	Glengarrif
Sheelane Island	pNHA 1977	Glengarrif
Sheep's Head	pNHA 102	Kilcrohane
Three Castle Head to Mizen Head	pNHA 109	Crookhaven; Barleycove
Trafrask bog	NHA 2371	Adrigole; Trafask
Trafrask Bog	pNHA 2371	Trafrask
Whiddy Island	pNHA 110	Bantry

- 2.3.5 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 the important geological features within the County with the intention of maintaining their possible conservation value.
- 2.3.6 In terms of built heritage, there are numerous recorded monuments and protected structures throughout the electoral area and these are detailed in the County Development Plan 2009.

## **2.4 Infrastructure**

- 2.4.1 There are significant infrastructural deficiencies within the electoral area in terms of waste water treatment and water supply services that will need to be addressed over the lifetime of the local area plan if the growth targets for the electoral area are to be achieved. Particular infrastructural improvements will include upgrading of waste water treatment plant facilities and the rolling out of water conservation measures across the Electoral Area. The only national road in the area, the N71, follows an indirect route through most of the area.

## Section 3 Flood Risk in Bantry EA

### 3.1 Flooding Data

3.1.1 In order to provide information about possible flood risks, the County Council, in close association with the OPW, compiled a series of indicative maps showing areas that could be at risk from flooding. To facilitate the preparation of the Bantry Local Area Plan, the maps concentrated on the areas close to recognised settlements. The information about flood risks that has been used in the preparation of this plan has been collated from a number of sources including:

- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information available on this site has not been included for technical reasons.
- 'Flood Hazard Mapping' for fluvial and tidal areas commissioned by Cork County Council from JBA Consulting. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.

3.1.2 In line with advice from the OPW, the County Council has amalgamated the information from these sources into a single 'Indicative Flood Extent Map' for the settlements of this electoral area. The map has been used as the basis for the flood risk assessment of this plan and extracts from it appear on the various maps prepared for the settlements of this electoral area.

### 3.2 Sources of Flooding

3.2.1 This SFRA has primarily reviewed flood risk from fluvial and coastal sources. Flood risks from pluvial and groundwater sources or from drainage systems, reservoirs and canals and other artificial or man-made systems have not been considered in detail in this study and risks must be individually assessed at the project stage.

3.2.2 This approach has been adopted for two main reasons. Firstly, the review of flooding in the Bantry Electoral Area shows rivers and coastal flooding to be the most common source of damage. It is these sources of flooding that have been taken account of in the Local Area Plan process. Other sources of flooding are considered to present a lesser risk in this Electoral Area but should be considered at the planning application stage. Secondly, Flood Zones in the 'Planning System and Flood Risk Management' are defined on the basis of fluvial, and where appropriate, tidal flood risk. In addition, the SFRA should be based on readily derivable information, and records and indicators for fluvial flood risk are generally more abundant than for other sources of flooding.

### 3.3 Fluvial Flooding



- 3.3.1 Flooding of watercourses is associated with the exceeding channel capacity during higher flows. The process of flooding on watercourses depends on a number of characteristics associated with the catchment including; geographical location and variation in rainfall, steepness of the channel and surrounding floodplain and infiltration and rate of runoff associated with urban and rural catchments. Generally there are two main types of catchments; large and relatively flat or small and steep, the two giving two very different responses during large rainfall events.
- 3.3.2 In a large, relatively flat catchment, flood levels will rise slowly and natural floodplains may remain flooded for several days, acting as the natural regulator of the flow. In small, steep catchments, local intense rainfall can result in the rapid onset of deep and fast-flowing flooding with little warning. Such “flash” flooding, which may only last a few hours, can cause considerable damage and possible threat to life.
- 3.3.3 The form of the floodplain, either natural or urbanised, can influence flooding along watercourses. The location of buildings and roads can significantly influence flood depths and velocities by altering flow directions and reducing the volume of storage within the floodplain. Critical structures such as bridge and culverts can also significantly reduce capacity creating pinch points within the floodplain. These structures are also vulnerable to blockage by natural debris within the channel or by fly tipping and waste.
- 3.3.4 Rivers are the primary cause of flooding in the Bantry Electoral Area; with flood events attributed to fluvial sources ranging from the major rivers, such as the Mealagh River and to the smaller tributaries, drains and natural lakes.

#### ***Rivers in the Bantry Electoral Area.***

- 3.3.5 There are a number of rivers which flow through settlements in the electoral area which include; Mealagh River (Bantry), Ovane River (Ballylickey, Pearson’s Bridge & Kealkill), Glengarriff, Reenmeen and Dromgarriff Rivers (Glengarriff), Rathruane and Bawnacknocknane Rivers (Ballydehob), Four Mile Water and Ahanegavanagh Rivers (Durrus), Ahakista and Reenacappul Rivers (Ahakista), Ballydonegan River (Allihies), Kealincha River (Eyeries), Owenacappul River (Ardgroom), Coomhola River (Coomhola), Owenashinguan River (Dromore) and Rossmackowen River (Rossmackowen).

### **3.4 Other Sources of Flooding**

- 3.4.1 Other sources of flooding include pluvial, ground water, drainage systems and reservoirs / lake and are detailed below. Risks from these sources have not been specifically addressed in the Flood Risk Assessment undertaken for the Bantry Electoral Area.
- **Pluvial Flooding:** Pluvial flooding is a result of rainfall generated overland flows of water. Flooding of land from surface water runoff is usually caused by intense rainfall that may only last a few hours. The resulting water follows natural valley lines, creating flow paths along roads and through and around

developments and ponding in low spots, which often coincide with fluvial floodplains in low lying areas.

- **Groundwater Flooding** -- Groundwater flooding is caused by the emergence of water originating from underground, and is particularly common in karstic landscapes. This can emerge from either point or diffuse locations. The occurrence of groundwater flooding is usually very local and unlike flooding from rivers and the sea, does not generally pose a significant risk to life due to the slow rate at which the water level rises.
- **Flooding from Drainage Systems** - Flooding from artificial drainage systems occurs when flow entering a system, such as an urban storm water drainage system, exceeds its discharge capacity, it becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Sewer flooding problems will often be associated with regularly occurring storm events during which sewers and associated infrastructure can become blocked or fail..
- **Flooding from Reservoirs, Lakes and other Artificial Sources**  
:Reservoirs can be a major source of flood risk, as demonstrated in the 2009 flooding, when waters released from the Inniscarra dam flooded significant sections of Cork City.

### 3.5 Coastal Flooding

3.5.1 Coastal flooding, which is caused by higher sea level than normal, largely as a result of storm surge, resulting in the sea overflowing onto the land. Coastal flooding is influenced by the following three factors;

- High tide level
- Storm surges caused by high winds
- Wave action, which is dependant upon wind speed and direction, local topography and exposure

3.5.2 In the Bantry Electoral Area, the areas of Bantry, Castletownbere, Schull, Ballydehob, Durrus, Glengarriff, the West Cork Islands, Ahakista, Ballylickey, Crookhaven, Goleen, Kealkill, Adrigole and Barleycove are or may be susceptible to tidal flooding due to their coastal locations.

## Section 4 Addressing Flood Risk in the Bantry LAP

### 4.1 Introduction

4.1.1 This section details the approach to Flood Risk Management adopted in the Bantry Electoral Area Local Area Plan.

### 4.2 Flood Risk Management Strategy

4.2.1 In preparing its Local Area Plan strategy for the management of flood risks, the Council has had regard to its obligations under the Guidelines and has conferred with officials of the OPW, the lead agency for flood risk management in Ireland, in completing the county wide assessment of flood risks and in formulating the strategy which has informed the preparation the Local Area Plan.

4.2.2 The majority of towns, villages and smaller settlements within the electoral area have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas, flooding can periodically occur following unusual weather or tidal events.

4.2.3 The approach adopted has generally been to

- Include 'Indicative Flood Extent Maps' to identify the areas within settlements which are at risk of flooding;
- Avoid development in areas at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

4.2.4 In response to local circumstances, particularly where there may be some uncertainties in relation to flood risk data or where land has been zoned in a previous plan or planning permission has already been granted, the approach has been modified and lands have been zoned for development with a requirement that a detailed site specific flood risk assessment be carried out at the project stage. This is explained in more detail below.

### 4.3 Indicative Flood Extent Maps / Flood Zones A & B

4.3.1 Completion of the county wide flood risk assessment has provided information in relation to the areas at risk of flooding within the settlements and this has been included within the Local Area Plan in the form of 'Indicative Flood Extent Maps' which provide information on three main areas of flood risk:

- Zone A – High probability of flooding. Most areas of the County that are subject to flood risks fall into this category.

Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in major urban or town centres, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.

- Zone B - Moderate probability of flooding. In most parts of the County this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.
- Elsewhere (referred to in the Guidelines as Flood Zone C) – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

4.3.2 The inclusion of Indicative Flood Extent maps for the settlements of the electoral area is the first step in managing flood risk in the future. The maps are indicative in nature and are intended to primarily function as a screening tool. The areas at risk may be more or less extensive in practice than indicated in the flood mapping. The mapping will be refined where possible over time as more detailed flood risk assessments are completed by the OPW. The maps do not take into account flood defences or manmade structures such as bridges, weirs or culverts. This is in accordance with the requirements of the Guidelines which specify an undefended assessment of risk.

4.3.3 Flood risk to each settlement has been appraised based on the Flood Zones which cross the settlement boundary, and is summarised in Table 4.1. Where settlements are identified as being wholly outside flood zone A or B, no further review of fluvial flood risk is required. Where some of the settlement is within either Flood Zone A or B, the need for a further review of flood risk, and the specific zoning objectives, is required.

<b>Table 4.1: Flood Risk by Settlement</b>		
<b>Settlement</b>	<b>Fluvial/Coastal Flood Risk within Development Boundary</b>	<b>Comment</b>
<b>Main Settlements</b>		
Bantry	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Castletownbere	Yes	
Schull	Yes	
<b>Key Villages</b>		
Ballydehob	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Durrus	Yes	
Glengarriff	Yes	
<b>West Cork Island Communities</b>		
Bere Island	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone
Dursey Island	Yes	
Heir Island	Yes	

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal Flood Risk within Development Boundary	Comment
Long Island	Yes	A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Whiddy Island	Yes	
<b>Villages</b>		
Ahakista	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Allihies	No	Proceed as zoned in the Local Area Plan
Ardgroom	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Ballylickey	Yes	
Crookhaven	Yes	
Eyeries	Yes	
Goleen	Yes	
Kealkill	Yes	
Kilcrohane	Yes	
<b>Village Nuclei</b>		
Adrigole	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal Flood Risk within Development Boundary	Comment
		A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Church Cross	No	Proceed as zoned in the Local Area Plan
Coomhola	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Dromore	Yes	
Kilcoe	No	Proceed as zoned in the Local Area Plan
Lowertown	No	
Pearson's Bridge	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.
Rossmackowen/Waterfall	No	Proceed as zoned in the Local Area Plan
Toormore	No	
Urhan	No	

Table 4.1: Flood Risk by Settlement		
Settlement	Fluvial/Coastal Flood Risk within Development Boundary	Comment
<b>Other Locations</b>		
Ardnageehy Beg	Yes	All development proposals within the Indicative Flood Risk Areas must satisfy the 'Development Plan' justification test for projects in Flood Zone A/B either as part of the preparation of this LAP (see table 4.2) or at the planning application stage. Where the 'Development Plan' justification test is satisfied, site specific Flood Risk Assessment is necessary.

#### 4.4 The Approach to Zoning in the Local Area Plan in Areas at Risk of Flooding

4.4.1 Within the areas identified as being at risk (Zone A or B), all proposals for development will need to comply with the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In this LAP, proposals for development within the Indicative Flood Risk Areas have been included in the plan where either:

- The proposal has satisfied the 'Development Plan Justification Test' set out in the Ministerial Guidelines;
- The proposals stemmed from a similar proposal in a previous plan and has been included in this plan in order to facilitate the local verification of the Indicative Flood Risk Maps at the project planning/planning application stage; or
- In a limited number of cases, for another reason



- 4.4.2 Within Indicative Flood Risk Areas, only development proposals that are consistent with a specific zoning objective that satisfied the 'Development Plan Justification Test' as part of this LAP (see table 4.2) may proceed to site specific flood risk assessment at the planning application stage. All other proposals on land that does not benefit from a specific objective (such as land within a development boundary), where the specific objective was brought forward from a previous plan or where the proposal was included in this LAP for another reason must satisfy the 'Development Plan Justification Test' at the planning application stage. Table 4.2 provides detailed guidance.
- 4.4.3 In order to reflect the possibility that the 'Indicative Flood Extent Maps' may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process has been provided in order to allow the Indicative Flood Risk Map to be locally verified in cases of uncertainty. This stage is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.
- 4.4.4 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.
- 4.4.5 Where the first stage of the site-specific flood risk assessment indicates further study is required then, if the 'Development Plan Justification Test' was satisfied as part of the making of this LAP (see table 4.2) the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. If the 'Development Plan Justification Test' was not satisfied as part of this LAP, then it will normally be considered inappropriate to take the proposal to a further stage of assessment unless the County Council has indicated in writing that the proposal is considered to satisfy that test.
- 4.4.6 Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.
- 4.4.7 The first stage in the assessment process will include:
- An examination of all sources of flooding that may affect a particular location, in addition to the fluvial and tidal risk represented in the indicative flood risk maps.

- A review of all available flood related information, including the flood zone maps and historical flood records (from [www.floodmaps.ie](http://www.floodmaps.ie), and through wider internet / newspaper / library search/ local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
  - further study;
  - revision of proposals to avoid area shown at risk of flooding; or
  - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

4.4.8 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

4.4.9 However, where the site does not benefit from a specific zoning objective and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:

- Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
- Comprises significant previously developed and/or under-utilised lands;
- Is within or adjoining the core of an established or designated urban settlement;
- Will be essential in achieving compact and sustainable urban growth; and
- There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

#### **4.5 Approach to Zoned Land in Areas at Risk of Flooding**

4.5.1 Generally, the purpose of zoning is to indicate to property owners and members of the public the types of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

4.5.2 In the preparation of the Bantry LAP, proposed zonings were generally assessed relative to the provisions of the Guidelines and the Justification Test for Development Plans as detailed in the Guidelines. The Justification Test is required in situations where the planning authority needs to consider future development in areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would otherwise be inappropriate. In such circumstances, all of the following criteria must be satisfied :

- The urban settlement is targeted for growth in the NSS, RPGs, or statutory plans defined under the provisions of the Planning and Development Act, 2000, as amended.
- The zoning is required to achieve the proper planning and sustainable development of an urban settlement and is
  1. Essential to facilitate the regeneration and/or expansion of the centre of the urban settlement;
  2. Comprises significant previously developed and/or under-utilised lands;
  3. Is within or adjoining the core of an established or designated urban settlement;

4. Will be essential to achieving compact and sustainable urban growth; and
  5. There are no suitable alternative lands for the particular use in areas at lower risk of flooding within or adjoining the core of the urban settlement
- A flood Assessment to the appropriate level of detail has been carried out as part of the SEA, which demonstrates that flood risk to the development can be adequately managed and the development will not cause adverse impacts elsewhere.
- 4.5.3 In the preparation of the Bantry Local Areas Plans the final element of the justification test, which requires a site specific flood risk assessment to be carried out, was not undertaken. Instead, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
- 4.5.4 In some cases, certain zonings were included in areas at risk of flooding, even when such zoning did not pass the Justification Test as a response to desire to retain those zonings where planning permission had been granted or where the zoning had already been made in a previous plan. This approach also allows for local ambiguities in the flood risk mapping to be tested at the project stage. Transitional measures have also been included in the Local Area Plan to deal with outstanding planning permissions. Where such zonings are included in the Plan, precautionary text was included in the specific objective to highlight the need for a flood risk assessment at the project stage. Development proposals on zonings within areas at risk of flooding will also be subject to the Development Management Justification Test, details of which are set out in the Guidelines.
- 4.5.5 The table following lists the specific zoned sites within the Bantry Electoral Area that are located within either Flood Zone A or B and the circumstances of their inclusion.

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
Bantry	R-02	Justification Test	n/a	-
		Historical Zonings	-	-
		Other	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
Bantry	R-07	Justification Test	n/a	-
		Historical Zonings	✓	Previously zoned for residential use in the 2005 LAP. Only a small part of this site is subject to flood risk. In addition, precautionary text has been included in the specific objective recognising the

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
				need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Bantry	R-10	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Bantry	B-01	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Bantry	B-02	Justification Test	n/a	-

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Bantry	I-01	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Bantry	T-01	Justification Test	✓	Previously zoned as town centre in the 2005 LAP –In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
				project stage.
		Historical Zonings	-	-
		Other	n/a	-
Bantry	T-02	Justification Test	✓	Previously zoned as town centre in the 2005 LAP –In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	-	-
		Other	n/a	-
Bantry	X-01	Justification Test	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	-	-
		Other	n/a	-



Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
Bantry	X-02	Justification Test	✓	Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	-	-
		Other	n/a	-
Castletownbere	R-04	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Castletownbere	R-06	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
				Assessment at the project stage.
		Other	n/a	-
Castletownbere	B-03	Justification Test	✓	Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	X	-
		Other	n/a	-
Castletownbere	T-01	Justification Test	✓	Only a small part of this site is subject to flood risk. Previously zoned as town centre in the 2005 LAP – Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	-	-
		Other	n/a	-
Castletownbere	C-01	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
				has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Other	n/a	-
Castletownbere	U-10	Justification Test	n/a	-
		Historical Zonings	-	-
		Other	n/a	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
Schull	I-01	Justification Test	n/a	-
		Historical Zonings	✓	Only a small part of this site is subject to flood risk. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.

Table 4.2: Specific land Use Zonings located within Flood Zone A or B				
Settlement	Zoning Objective	Development Plan Justification Test & Other Assessment Criteria	Reason for Inclusion in LAP	Comment
		Other	n/a	-
Schull	T-01	Justification Test	✓	Previously zoned as town centre in the 2005 LAP –In addition, precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	-	-
		Other	n/a	-
Schull	T-02	Justification Test	✓	Newly zoned town centre which complies with justification test. Precautionary text has been included in the specific objective recognising the need for a Site Specific Flood Risk Assessment at the project stage.
		Historical Zonings	-	-
		Other	n/a	-

Note: Proposals for open space or outdoor recreation development have not been included in table 4.2 because these are normally water compatible forms of development and, therefore, do not need to be subjected to the 'Development Plan' justification test. Similarly

the proposed I-01 and X-01 in Castletownbere have been excluded as it is envisaged that their zoning allows for uses which are primarily water compatible. However, an appropriate flood risk assessment will be necessary at the project planning/planning application stage.

#### 4.6 Requirements for Site Specific Flood Risk Assessments

4.5.1 Within Indicative Flood Risk Areas, only development proposals that are consistent with a specific zoning objective that satisfied the 'Development Plan Justification Test' as part of this LAP (see table 4.2) may proceed to site specific flood risk assessment at the planning application stage. All other proposals on land that does not benefit from a specific objective (such as land within a development boundary), where the specific objective was brought forward from a previous plan or where the proposal was included in this LAP for another reason must satisfy the 'Development Plan Justification Test' at the planning application stage. Table 4.2 provides detailed guidance.

4.5.2 In order to reflect the possibility that the 'Indicative Flood Extent Maps' may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process has been provided in order to allow the Indicative Flood Risk Map to be locally verified in cases of uncertainty. This stage is intended to be carried out relatively quickly and at modest expense.

4.5.3 The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location, in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from [www.floodmaps.ie](http://www.floodmaps.ie), and through wider internet / newspaper / library search/ local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
  - further study;

- revision of proposals to avoid area shown at risk of flooding;  
or
  - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).
- 4.5.4 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.
- 4.5.5 Where the first stage of the site-specific flood risk assessment indicates further study is required then, if the 'Development Plan Justification Test' was satisfied as part of the making of this LAP (see table 4.2) the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. If the 'Development Plan Justification Test' was not satisfied as part of this LAP, then it will normally be considered inappropriate to take the proposal to a further stage of assessment unless the County Council has indicated in writing that the proposal is considered to satisfy that test.
- 4.5.6 Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.
- 4.5.7 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.
- 4.5.8 However, where the site does **not** benefit from a specific zoning objective and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:
- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
  - The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
    - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;

- Comprises significant previously developed and/or under-utilised lands;
- Is within or adjoining the core of an established or designated urban settlement;
- Will be essential in achieving compact and sustainable urban growth; and
- There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

## Section 5 Flood Risk in the Future

### 5.1 What has the LAP Achieved

5.1.1 The inclusion of Indicative Flood Extent maps for the settlements of the electoral area is the first step in managing flood risk in the future. The maps are primarily intended to function as a screening tool. They are not a substitute for detailed hydraulic modelling, such as may be required to assess the level of flood risk for a specific development. The flood maps should be used to guide decision making when determining whether a detailed Flood Risk Assessment is required for any given site. The maps are intended for guidance, and cannot provide details for individual properties.

### 5.2 Flood Risk and Development Management

- 5.2.1 The following key requirements for the management of development in areas at risk of flooding shall be adhered to:
- a) All development proposals within, or incorporating, areas at risk of flooding are required to undertake a flood risk assessment. This can be carried out in two stages as outlined in section 4.5 of this document.
  - b) Where the first stage of the site-specific flood risk assessment indicates further study is required then the normal course of action will be to proceed to a Stage Two Strategic Flood Risk Assessment. The findings of this assessment will need to demonstrate that the proposed development satisfies all the provisions of the Development Management Justification Test, as detailed in the Guidelines.
  - c) Thereafter, where development has to take place in areas at risk of flooding, the risks should be mitigated and managed through the location, layout and design of the development to reduce such risks to an acceptable level.
  - d) Minor proposals for development, for example small extensions to existing houses or changes of use, in areas at moderate to high risk of flooding should be assessed in accordance with Planning Guidelines: The Planning System and Flood Risk Management.
  - e) Where flood risk constitutes a significant environmental effect of a development proposal, a sub-threshold EIS may be triggered. Screening for EIA should be an integral part of all planning applications in areas at risk of flooding.
  - f) Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate



mitigation measures can be put in place and that residual risks can be managed to acceptable levels. Addressing flood risk in the design of new development should consider the following:

- Locating development away from areas at risk of flooding, where possible.
  - Substituting more vulnerable land uses with less vulnerable ones.
  - Identifying and protecting land required for current and future flood risk management, such as conveyance routes, flood storage areas and flood protection schemes etc.
  - Addressing the need for effective emergency response planning for flood events in areas of new development.
- g) Site layout, landscape planning and drainage of new development must be closely integrated to play an effective role in flood-reduction. As such, proposals should clearly indicate:
- The use of Sustainable Drainage Systems (SuDS) to manage surface water run-off.
  - Water conveyancing routes free of barriers such as walls or buildings.
  - The signing of floodplain areas to indicate the shared use of the land and to identify safe access routes.
- h) To ensure that adequate measures are put in place to deal with residual risks, proposals should demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. Such measures include the design and specification of internal building services and finishes. Further detail on flood resilience and flood resistance are included in the Technical Appendices of the Planning Guidelines, The Planning System and Flood Risk Management.

### 5.3 Monitoring and Review

5.3.1 Information in relation to flood risk will be monitored and reviewed by the Council and the Flood Risk Assessment will be updated as appropriate as new information becomes available. There are a number of key outputs from possible future studies and datasets which could inform any update of the FRA as availability allows. A list of potential sources of information which will inform an FRA review is provided in the table below.

Potential Sources of information on Flood Risk		
Data	Source	Timeframe
Preliminary flood risk maps - including pluvial and groundwater	OPW under the Floods Directive	2013
CFRAM Studies a) Preliminary Flood Risk Assessment b) production of the flood maps c) production of Flood Risk management Plans	OPW	a) End 2011 b) 2013 c) 2015
County Development Plan Updates	Cork County Council	2012
Flood maps of other sources, such as canal breach and drainage networks	Various	Unknown
Significant flood events	Various	Unknown
Changes to Planning and / or Flood Management Policy	DoEHLG / OPW / Cork County Council	Unknown
SFRAs for Electoral Area Local Area Plans	Cork County Council	Upon LAP review
SFRAs for Town Plans	Cork County Council / Town Councils	Upon Plan review
Detailed FRAs	Various	Unknown
Flood Defence Feasibility / Design Reports	OPW primarily	Unknown





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