

West Cork Municipal District Local Area Plan

Proposed Amendments to the Draft Plan.

Volume 2 Environmental Reports on Proposed Amendments

2nd May 2017

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

These reports relate to published amendments only

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Addendum to Strategic Environmental Assessment Environmental Report

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

2nd May 2017

NOTE: This document should be read in conjunction with the Draft West Cork Municipal District Local Area Plan, November 2017 and the Proposed Amendments to that Plan, May 2017.

Document Verification

Page 1 of 1

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

Section 1 Introduction

1.1 Overview of this Report

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

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

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

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

1.2 Where we are in the process

1.2.1. The Draft West Cork Municipal District Local Area Plan, along with three associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Screening Report and Strategic Flood Risk Assessment, was published on the 16th November 2016 and were made available to the public until the 16th of January 2017. One Hundred and Thirty Nine submissions were received during the public consultation period on the Draft West Cork Municipal District Area Local Area Plan. Thirty of the submissions focused on general issues facing the County at large and the Municipal District as a whole.

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

1.2.3. Three meetings of the Development Committee of the Council were held on 23rd, 24th and 27th of March 2017 to discuss the Chief Executives Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27th March 2017, where, following consideration of the Draft Plan, the submissions received and the Chief Executive’s report, the Members of Council resolved to make a number of material amendments to the Draft Plan. In total, 141 amendments are proposed to the Draft West Cork Municipal District Local Area Plan and further consultation with statutory bodies and the public must now take place with regard to these proposed amendments.

1.3 Next Steps

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

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

1.3.3. All submissions and observations can be made before 4pm on the 30th of May 2017 either:

Online at www.corkcoco.ie or,

by writing to:

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

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

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

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

1.3.6. All such submissions lodged within the above period will be taken into consideration prior to the making of the new West Cork Municipal District Local Area Plan. Cork County Council cannot accept email submissions. It is important to note that submissions and observations made on foot of this amendment should be concerned with the changes included in the amendment only.

1.3.7. Submissions **or observations should quote the relevant paragraph / proposed amendment number referred to in the amendment document(s).**

Consequential Amendments to the Cork County Development Plan, 2014

The policies contained in the Draft Plan particularly relating to the Core Strategy, Active Land Management, Flooding, Regeneration Sites and impacts on sensitive water catchments may lead to a consequential Variation to the Cork County Development Plan 2014. This is a separate Variation process and is not assessed in this document.

Section 2 Issues arising from the Environmental Report

2.1 Overview

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

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

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

2.1.4. It is against this background that the Environmental Report prepared on the West Cork Municipal District Draft Local Area Plan, made two recommendations, detailed in Section 6.3 of the Environmental Report. The first recommendation related to the inclusion of a general objective, where appropriate which sets out a clear strategy of how a settlement can meet the provision of appropriate and sustainable water and wastewater infrastructure in order to secure the sustainable population growth and supporting development proposed. The second recommendation related to the deletion of zoning affected by flood risk and the application of more appropriate water compatible land use zoning objectives. These recommendations were implemented in preparing the Draft Plan.

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

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

3.1 Submissions to the Draft West Cork Municipal District Local Area Plan Draft

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

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

3.1.3. The main issues raised by the EPA are detailed in Table 3.1 for ease of reference. These issues have also been discussed and responded to in the Chief Executive’s Report to Members. Where changes are proposed these are detailed in the final column of the table. The full text of the amendment is also shown in Volume 1 Proposed Amendments Appendix A.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to West Cork Draft LAP
1.	Development should be linked to the ability to provide water services infrastructure in advance of permission being granted.	<p>This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.</p> <p>Nonetheless, in response to a number of different submissions it is proposed to amend and expand objective LAS-01 in Section 2 of the Local Area Plan to further address the following:</p> <ul style="list-style-type: none"> • water services/ water quality issues, • SUDs issues, • relevant Objectives in the County Development Plan 2014, • Developer provided water services infrastructure (not allowed unless agreed with Irish Water) 	<p>Proposed Amendment No WC.02.07.01.</p> <p>For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the West Cork Municipal District, published on 2nd May, 2017.</p>
2.	Plans should include a reference to the	Plans will be amended to include a reference to the National Planning	Proposed Amendment no WC.02.07.01:

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to West Cork Draft LAP
	National Planning Framework and the Regional Spatial and Economic Strategy	Framework and the Regional Spatial and Economic Strategy.	For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the West Cork Municipal District, published on 2 nd May, 2017.
3.	In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	<p>Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan.</p> <p>Further clarification on the status of drinking water and waste water treatment infrastructure, as given in Table 2.3 of the Draft Plan will be included where appropriate.</p> <p>Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.</p>	<p>See proposed amendment WC.02.04.01 and WC.02.04.02 (Table 2.3)</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the West Cork Municipal District, published on 2nd May, 2017.</p>
4.	Need for priority secondary WWT in key settlements should be addressed as a priority.	Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.	No amendment proposed on this issue. See changes proposed under item 1 above.
5.	Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan	<p>With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.</p> <p>Similarly implementation of the National Broadband Plan is not a matter for the Local Area Plan.</p>	No amendment proposed
6.	Clarification is	Habitat mapping for parts of the	See Proposed Amendment

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to West Cork Draft LAP
	required on whether habitat mapping has informed the plans. Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.	Blarney, Carrigaline and Middleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It is has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process, but the projects outputs will be able to inform the Councils wider planning functions.	WC.02.04.02, WC.02.07.01, WC.03.05.01, WC.03.05.02, WC.04.03.01, WC.06.01.05, WC.06.01.06, and WC.06.01.03 in response to submissions and in particular the Habitat Directive Assessment Screening Report.
7.	Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area.	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft West Cork Plan has been prepared by undertaking a review of the existing statutory plans for the area - the Bantry and Skibbereen Electoral Area Local Area Plans 2011 (as amended), which were themselves subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. The reality is that many of the provisions of the current LAP have been carried forward, unchanged, into the new Draft Plan 2016.</p>	No further changes proposed
8.	Changes recommended to the wording of EPO1, EPO5 and EPO8 and clarification is required on how the alternatives have been assessed.	Suggested changes to EPO1 and EPO5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.	<p>As suggested by the EPA submission it is proposed to amend the Indicator for EPO1 to replace the word 'increase' with 'change' as follows: Significant increase change in the population of the main towns. Distance and mode of transport to work / school.</p> <p>In relation to EPO 5 it is proposed to amend the wording of the first Target to include the additional words "as follows", as shown below:</p> <p>To achieve at least 'good' status in all bodies of surface waters (lakes,</p>

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Change proposed to West Cork Draft LAP
			rivers, transitional and coastal waters). See Appendix A for full text.
9.	Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes	<p>Mitigation measures are built into the objectives of each Local Area Plan e.g. objectives re water services, SUDS, protection of Natura Sites, biodiversity, ecological corridors as mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.</p> <p>In addition the County Development Plan 2014 includes many protective objectives in relation to issues such as Development Management and Protection of Amenities, Sustainable Residential Development, Natural, Built and Cultural Heritage, Biodiversity, Landscape, Water Quality, Pollution Control, protecting Air Quality, managing Noise and Light emissions, flood risk management, sustainable energy etc. All proposals for development under the Local Area Plan, must comply in the first instance, with the all the provisions of the County Development Plan.</p>	No further changes proposed
10.	West Cork Plan should clarify that the Schull WWTP has recently been upgraded	As part of the proposed amendments to the Draft West Cork Municipal District LAP, it is intended to revise the text of SC-GO-03 for Skull to take account of the upgrading of the waste water treatment plan.	See Chief Executives Report to Members on the West Cork LAP – proposed Amendment WC 03.07.01

Section 4 Review of Proposed Amendments to the Draft Plan

4.1 Introduction and Determination for Strategic Environmental Assessment

4.1.1. This section of the Strategic Environmental Assessment Environmental Report Addendum No. 1 details the effects on the environment of the proposed amendments to the Draft West Cork Municipal District Local Area Plan. A total of 141 amendments to the Draft Plan are proposed, including amendments to text and maps.

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

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

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

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

4.2 Overview of Proposed Amendments

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

4.2.2 A number of general issues arose from the submissions which require amendments to the Draft Plan. These issues are outlined below. See Table 4.2 below for the environmental assessment of these issues.

Former Town Council Towns with a Town Development Plan

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

Flood Zone Mapping For Coastal Settlements

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

of settlements along the West Cork coastline. See the proposed amendments for these settlements as detailed in Volume 1 Proposed Amendments Appendix A.

Active Land Management

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

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

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

4.2.7 It is proposed to amend each Local Area plan to make provision for Active Land Management (See Proposed Amendment WC. 01.08.01 as detailed in Volume 1 Proposed Amendments Appendix A).

Other General Issues

4.2.8 Other general issues requiring clarification which have given rise to amendments across most / all plans include the Core Strategy tables for each Municipal District, housing density, implementation on the Urban Regeneration and Housing Act 2015, managing downstream flood impacts, references to the National Planning Framework and Regional Spatial and Economic Strategies.

4.2.9 The Local Area Strategy Objective LAS – 01, in Section Two of every Draft Local Area Plan has also been expanded and strengthened to take account of additional issues in relation water services/ water quality issues, SUDs issues, relevant objectives in the County Development Plan 2014, and developer provided water services infrastructure (not allowed unless agreed with Irish Water). These amendments are detailed in Volume 1 Proposed Amendments Appendix A.

Settlement Specific Issues

4.2.10 Settlement specific issues which have generated proposed amendments cover a range of topics from zoning, boundary changes, new text re infrastructure provision, and changes to the wording of zoning objectives etc.

4.3 Strategic Environmental Assessment of the Proposed Amendments

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

Table 4.1 Environmental Protection Objectives

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

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

4.3.3 Amendments of a general nature to section one and two considered to be primarily positive included the addition of objectives relating to managing downstream flood impacts, compliance with other water services objectives, the protection of archaeological and architectural heritage, etc. In relation to the settlements themselves amendments considered to be primarily positive included supportive text and objectives in relation to the refurbishment of buildings, protection of archaeological and architectural heritage, cultural heritage and tourism, flood impact mitigation, etc.

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

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
Section 1 Introduction					
WC.01.01.01				EPO 1 to 11	Screened out
WC.01.07.01				EPO 1 to 11	Screened out
WC.01.07.02				EPO 1 to 11	Screened out
WC.01.07.03	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC.01.07.04	EPO 1,10			EPO 2 to 9 and 11	Screened out
WC.01.08.01	EPO 1,2 and 10			EPO 3 to 9 and 11	Screened out
Section 2 Local Area					

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
Strategy					
WC.02.03.01				EPO 1 to 11	Screened out
WC.02.04.01				EPO 1 to 11	Screened out
WC.02.04.02	EPO 3,5			EPO 1,2,4,6,7, 8,9,10,11	Screened out
WC.02.05.03				EPO 1 to 11	Screened out
WC.02.06.01	EPO 3,8			EPO 1,2,4,5,6, 7,9,10,11	Screened out
WC.02.06.02	EPO 3,8			EPO 1,2,4,5,6, 7,9,10,11	Screened out
WC.02.07.01	EPO 3,5,8			EPO 1,2,4,6,7, 9,10,11	Screened out
WC.02.07.02				EPO 1 to 11	Screened out
Section 3 Main Towns					
WC 03.01.01				EPO 1 to 11	Screened out
WC 03.02.01				EPO 1 to 11	Screened out
WC 03.02.02				EPO 1 to 11	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 03.03.01				EPO 1 to 11	Screened out
WC 03.03.02				EPO 1 to 11	Screened out
WC 03.03.03				EPO 1 to 11	Screened out
WC 03.03.04				EPO 1 to 11	Screened out
WC 03.03.05				EPO 1 to 11	Screened out
WC 03.03.06				EPO 1 to 11	Screened out
WC 03.03.07				EPO 1 to 11	Screened out
WC 03.03.08				EPO 1 to 11	Screened out
WC 03.03.09	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 03.03.10				EPO 1 to 11	Screened out
WC 03.03.11				EPO 1 to 11	Screened out
WC 03.04.01				EPO 1 to 11	Screened out
WC 03.04.02				EPO 1 to 11	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 03.05.01	EPO 3,5			EPO 1,2,4,6,7, 8,9,10,11	Screened out
WC 03.05.02	EPO 3,5			EPO 1,2,4,6,7, 8,9,10,11	Screened out
WC 03.05.03	EPO 2,8			EPO 1,3,4,5,6, 7,9,10,11	Screened out
WC 03.05.04	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 03.05.05	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 03.05.06				EPO 1 to 11	Screened out
WC 03.05.07				EPO 1 to 11	Screened out
WC 03.06.01				EPO 1 to 11	Screened out
WC 03.06.02				EPO 1 to 11	Screened out
WC 03.06.03				EPO 1 to 11	Screened out
WC 03.06.04				EPO 1 to 11	Screened out
WC 03.06.05	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 03.06.06				EPO 1 to 11	Screened out
WC 03.07.01				EPO 1 to 11	Screened out
WC 03.07.02				EPO 1 to 11	Screened out
WC 03.07.03	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 03.07.04				EPO 1 to 11	Screened out
WC 03.07.05				EPO 1 to 11	Screened out
WC 03.07.06	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 03.07.07				EPO 1 to 11	Screened out
Section 4 Key Villages					
WC 04.01.01				EPO 1 to 11	Screened out
WC 04.02.01	EPO 1, 10			EPO 2 to 9 and 11	Screened out
WC 04.02.02	EPO 1			EPO 2 to 11	Screened out
WC 04.02.03	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 04.02.04	EPO 1			EPO 2 to 11	Screened out
WC 04.02.05	EPO 1			EPO 2 to 11	Screened out
WC 04.03.01				EPO 1 to 11	Screened out
WC 04.03.02	EPO 1			EPO 2 to 11	Screened out
WC 04.03.03	EPO 1,2,3,4,5,7,9,10,11			EPO 6 and 8	Screened out
WC 04.03.04				EPO 1 to 11	Screened out
WC 04.04.01	EPO 3,9			EPO 1,2,4,5,6,7,8,10,11	Screened out
WC 04.04.02	EPO 10			EPO 1 to 9 and 11	Screened out
WC 04.04.03				EPO 1 to 11	Screened out
WC 04.04.04	EPO 1,2,3,4,5,7,9,10,11			EPO 6 and 8	Screened out
WC 04.04.05				EPO 1 to 11	Screened out
WC 04.04.06				EPO 1 to 11	Screened out
WC 04.04.07				EPO 1 to 11	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 04.05.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 04.06.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 04.07.01				EPO 1 to 11	Screened out
WC 04.07.02				EPO 1 to 11	Screened out
WC 04.07.03				EPO 1 to 11	Screened out
WC 04.07.04				EPO 1 to 11	Screened out
WC 04.07.05	EPO 3,5			EPO 1,2,4,6,7, 8,9,10,11	Screened out
WC 04.07.06	EPO 3			EPO 1,2,4,5,6, 7,8,9,10, 11.	Screened out
WC 04.07.07	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 04.08.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 04.09.01	EPO 8			EPO 1 to 7 and 9,10,11	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 04.09.02	EPO 1, 10			EPO 2 to 9 and 11	Screened out
WC 04.09.03				EPO 1 to 11	Screened out
WC 04.09.04	EPO 1			EPO 2 to 11	Screened out
WC 04.09.05	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 04.09.06				EPO 1 to 11	Screened out
WC 04.11.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
Section 5 West Cork Island Communities					
WC 05.01.01				EPO 1 to 11	Screened out
WC 05.02.01				EPO 1 to 11	Screened out
WC 05.02.02				EPO 1 to 11	Screened out
WC 05.02.03				EPO 1 to 11	Screened out
WC 05.02.04				EPO 1 to 11	Screened out
WC 05.02.05	EPO 1,2,3,4,5,7,			EPO 6 and 8	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
	9,10,11				
WC 05.03.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 05.04.01				EPO 1 to 11	Screened out
WC 05.04.02				EPO 1 to 11	Screened out
WC 05.04.03	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 05.05.01				EPO 1 to 11	Screened out
WC 05.05.02				EPO 1 to 11	Screened out
WC 05.05.03				EPO 1 to 11	Screened out
WC 05.05.04	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 05.06.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 05.07.01				EPO 1 to 11	Screened out
WC 05.07.02				EPO 1 to 11	Screened out
WC 05.07.03				EPO 1 to 11	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 05.07.04				EPO 1 to 11	Screened out
WC 05.07.05	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 05.07.06				EPO 1 to 11	Screened out
WC 05.08.01				EPO 1 to 11	Screened out
WC 05.08.02	EPO 2			EPO 1 and 3 to 11	Screened out
WC 05.08.03	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
Section 6 Villages, Village Nuclei and Other Locations					
WC 06.01.01				EPO 1 to 11	Screened out
WC 06.01.22				EPO 1 to 11	Screened out
WC 06.01.02	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.01.03	EPO 3			EPO 1,2,4,5,6, 7,8,9,10, 11.	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 06.01.04	EPO 1			EPO 2 to 11	Screened out
WC 06.01.19	EPO 1			EPO 2 to 11	Screened out
WC 06.01.05	EPO 3			EPO 1,2,4,5,6,7,8,9,10,11.	Screened out
WC 06.01.06	EPO 3, 5			EPO 1,2,4,6,7,8,9,10,11	Screened out
WC 06.01.07	EPO 1,2,3,4,5,7,9,10,11			EPO 6 and 8	Screened out
WC 06.01.08	EPO 1,2,3,4,5,7,9,10,11			EPO 6 and 8	Screened out
WC 06.01.09	EPO 1,2,3,4,5,7,9,10,11			EPO 6 and 8	Screened out
WC 06.01.10	EPO 1			EPO 2 to 11	Screened out
WC 06.01.18				EPO 1 to 11	Screened out
WC 06.01.11	EPO 1,2,3,4,5,7,9,10,11			EPO 6 and 8	Screened out
WC 06.01.20	EPO 1			EPO 2 to 11	Screened out
WC 06.01.12	EPO 1			EPO 2 to 11	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 06.01.13	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.01.14				EPO 1 to 11	Screened out
WC 06.01.15	EPO 2			EPO 1 and 3 to 11	Screened out
WC 06.01.16				EPO 1 to 11	Screened out
WC 06.01.21	EPO 1			EPO 2 to 11	Screened out
WC 06.01.17				EPO 1 to 11	Screened out
WC 06.02.01				EPO 1 to 11	Screened out
WC 06.02.03				EPO 1 to 11	Screened out
WC 06.02.04	EPO 2			EPO 1 and 3 to 11	Screened out
WC 06.02.02	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.03.01	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.03.02	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out

Amendment Ref No.	Impact of EPO's				Conclusion
	+	-	?	NE Neutral	
WC 06.03.03	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.03.04				EPO 1 to 11	Screened out
WC 06.03.05	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.03.06	EPO 1			EPO 2 to 11	Screened out
WC 06.03.07	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out
WC 06.03.08	EPO 1,2,3,4,5,7, 9,10,11			EPO 6 and 8	Screened out

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

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

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

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

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

Item	Submitter	Issue Raised	CEO response	Proposed Amendments
1	Department of Housing, Planning, Community and Local Government	The Department state that approach set out in Volume 2 Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009 as it indicates that the planning authority is retaining an unsuitable zoning which has not passed the justification test. There is no presumption in law that guarantees zoning objectives will remain unchanged upon the review of a Plan. Strongly recommends that any undeveloped residential zoning identified within Flood Zone A and B is amended to a water	Residential zonings where a residual and often peripheral part of the site is shown to be within a flood risk zone have been retained. The approach was agreed with the OPW when the Council introduced the Flood Risk Mapping as part of the last LAP Review. The main reasons were; • In some cases, certain zonings were included in areas at	Lands covered by the Clonakilty and Skibbereen Town Development Plans and are no longer part of the Local Area Plan. The Council is satisfied that the provisions of the plan are sufficient to ensure that development will be avoided within the area at risk of flooding.

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>compatible use (notwithstanding the areas covered by the Town Development Plans).</p> <p>Reminded of the legislative requirement that if it is not possible to implement certain policies and objectives contained in Section 28 Guidelines, a reasoned justification for this approach by way of explanation needs to be set out within the written statements of each MD LAP.</p> <p>Request specific proposals to ensure that national policy on flood risk assessment is being upheld, in particular reassess the following residential zonings:</p> <p>Table 4.2 in section 4.4.8 of the SFRA for draft West Cork MD LAP lists the specific land sites within the Plan that are located within either Flood Zone A or B. As the Draft Plan stands within individual settlement plans and land use zonings there are a number of incompatible residential zonings in areas that have been in part identified as being within flood zone A and B these are CK-R-09, CK-R-18, BT-R-01, BT-R-04, BT-R-05, BT-R-07, CR-R-04, CR-R-06, DY-R-06, SK-R-04 and SK-R-05.</p>	<p>risk of flooding, even when such zoning did not pass the Justification Test, as a response to a desire to retain those zonings where planning permission had been granted or where the zoning had already been made in a previous Plan’.</p> <ul style="list-style-type: none"> It was considered that such sites could be best dealt with at Development Management level i.e. the design and layout of any residential scheme would take account of small areas at risk of flooding and ensure that flood compatible uses like open space would be located in such areas. This approach ensures that well located residentially zoned lands will continue to contribute to the overall supply of such lands and not necessitate the zoning of more peripheral less well located lands. Given the level of detail available with some 	No Change Proposed

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
			of the flood risk mapping is was considered appropriate to allow a more flexible approach where a site was only residually affected by flooding allowing potential developers the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.	
2	Office of Public Works	<p>OPW highlighted the need for the Council to expand its approach to flood risk assessment to include the following:</p> <p>(a) the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood</p>	<p>The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts.</p>	See proposed amendment no WC.01.07.03, WC.03.04.02.

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.</p> <p>(b) the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario.</p> <p>The submission also raises location specific issues as follows;</p> <p>In Skibbereen note that the River Ilen(Skibbereen) Drainage Scheme is currently under construction and make reference to the use of a flood storage area adjacent to the Caol Stream on the Castletownsend Road.</p> <p>Also note that areas labelled SK-R-04 to SK-R-09 all have the potential to affect flood risk on the Assolas and Caol Streams unless run-off is carefully controlled.</p>		

5.2 Flood Risk Assessment of the Proposed Amendments

5.1.1. A total of 141 amendments to the Draft Plan are proposed. **(Please see Volume 1– Proposed Amendments to the Draft Plan document for the full text of the amendments and the associated maps.)** The majority of these relate to changes to the text of the plan and are not significant from a flood risk assessment perspective.

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

- Proposed amendment **WC.01.07.03** which relates to managing downstream flood impacts and proposed the insertion of additional text in section 1.8 after Objective IN-01 as follows:

Managing Downstream Flood Impacts.

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

5.1.1. 59 amendments are proposed which involve changes to the maps of the plan. These include the inclusion of new zonings, changes to development boundaries etc. These mapped amendments are detailed in the Table 5.2 below.

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

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
1	WC 03.02.02	Clonakilty	N/A	Delete and Replace Clonakilty Land Use Zoning Objective Map to remove area covered by Town Development Plan.	These lands are no longer part of this LAP review. No SFRA issue to consider.
2	WC 03.03.06	Bantry	BT O-07	Amend and reduce the extent of the Specific Development Objective BT O-07 Open Space Zoning	Part of the lands are at risk of flooding and only flood compatible uses will be acceptable in those areas.
3	WC 03.03.07	Bantry	BT X-02	Amend and extend the Specific Development Objective BT X-02 Special Policy Area to the west	This area forms part of Bantry Bay outside the high water line where only flood compatible uses would be acceptable. No SFRA issue to consider.
4	WC 03.03.09	Bantry	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
5	WC 03.03.10	Bantry	BT X-03	Delete BT O-08 Open Space Specific Development Objective and replace with new BT X-03 Special Policy Area Zoning Objective	This is an elevated site to the east of the town centre. There is no known fluvial flood risk in the area.
6	WC 03.03.11	Bantry	BT O-02	Amend and delete lands from the BT O-02 Open Space Specific Development	This is a site to the north of the town. There is no known fluvial flood risk in the area.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Objective	
7	WC 03.04.02	Skibbereen		Delete and Replace Skibbereen Land Use Zoning Objective Map to remove area covered by Town Development Plan	These lands are no longer part of this LAP review. No SFRA issue to consider.
8	WC 03.05.07	Dunmanway	N/A	Extend the development boundary	This is an elevated site to the north of the town. There is no known fluvial flood risk in the area.
9	WC 03.06.05	Castletownbere	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
10	WC 03.06.06	Castletownbere	N/A	Extend the development boundary	This is an elevated site to the north of the town. There is no known fluvial flood risk in the area.
11	WC 03.07.02	Schull	SC-R-06.	Delete Specific Development Objective SC-R-06.	This is a site near the pier in the town. There is no known fluvial flood risk in the area.
12	WC 03.07.06	Schull	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
13	WC 03.07.07	Schull	N/A	Include land within the GB 1-2 Greenbelt at Colla Pier	This is an elevated site to the north of Colla Pier. There is no known fluvial flood risk in the area.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
14	WC 04.02.02	Ballydehob	N/A	Adjust the Development Boundary	These are sites to the north west of the village. There is no known fluvial flood risk in the area.
15	WC 04.02.03	Ballydehob	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
16	WC 04.02.04	Ballydehob	N/A	Include lands within the Development Boundary	This site is to the east of the village. Parts of the site are at risk of flooding where only flood compatible uses will be acceptable.
17	WC 04.02.05	Ballydehob	N/A	Include lands within the Development Boundary	This site is located to the south of the village. There is no known fluvial flood risk in the area.
18	WC 04.03.02	Baltimore	X-03 and O-04	Amend the boundary of the existing X-03 Specific Development Objective for Baltimore and insert a new Specific Development Objective O-04	Proposal seeks to zone lands as open space. This is a flood compatible zoning.
19	WC 04.03.03	Baltimore	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
20	WC 04.03.04	Baltimore	N/A	Extend the development boundary of Baltimore	This site is located on an elevated site to the south of the village. There is no known fluvial flood risk in the area.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
21	WC 04.04.03	Courtmacsherry	N/A	Adjust the Development Boundary of Courtmacsherry to remove lands	This site is located to the south of the village. There is no known fluvial flood risk in the area.
22	WC 04.04.04	Courtmacsherry	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
23	WC 04.06.01	Durrus	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
24	WC 04.07.06	Glengarriff	N/A	Amend the Development Boundary to exclude Special Area of Conservation	Removing lands from the development boundary. No SFRA issue to consider.
25	WC 04.07.07	Glengarriff	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
26	WC 04.08.01	Leap	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
27	WC 04.09.03	Rosscarbery	O-01	Remove site from O-01	This is an elevated site located to the west of the village. There is no known fluvial flood risk in the area.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
28	WC 04.09.04	Rosscarbery	N/A	Amend the Development Boundary to include land	This is an elevated site located to the west of the village. There is no known fluvial flood risk in the area.
29	WC 04.09.05	Rosscarbery	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
30	WC 04.11.01	Union Hall	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
31	WC 05.02.05	Bere Island	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
32	WC 05.03.01	Dursey Island	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
33	WC 05.04.03	Heir Island	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
34	WC 05.05.04	Long Island	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
35	WC 05.06.01	Oileán Chléire	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
36	WC 05.07.05	Sherkin Island	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
37	WC 05.08.03	Whiddy Island	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
38	WC 06.01.02	Ahakista	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
39	WC 06.01.03	Allihies	N/A	Amend the Development Boundary to exclude Special Area of Conservation	This is an elevated site located to the north east of the village.. There is no known fluvial flood risk in the area.
40	WC 06.01.04	Ardfield	N/A	Extend the Development Boundary	This is an elevated site located to the south east of the village.. There is no known fluvial flood risk in the area.
41	WC 06.01.19	Ardfield	N/A	Extend the Development	This is a site located to the north west of the

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Boundary	village.. There is no known fluvial flood risk in the area.
42	WC 06.01.05	Ardgroom	N/A	Amend the Development Boundary to exclude Special Areas of Conservation	Lands removed from development boundary. No SFRA issue to consider.
43	WC 06.01.07	Ballylickey	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
44	WC 06.01.08	Castletown-shend	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
45	WC 06.01.09	Crookhaven	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
46	WC 06.01.10	Drinagh	N/A	Extend Development Boundary	This is a site located to the south east of the village.. There is no known fluvial flood risk in the area.
47	WC 06.01.18	Eyeries	O-02	Delete lands from the Open	This is a site located to the south east of the

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Space	village. Parts of the lands are shown to be at risk of flooding where only flood compatible uses will be acceptable.
48	WC 06.01.11	Glandore	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
49	WC 06.01.20	Glandore	N/A	Extend the development boundary	This is an elevated site located to the south west of the village. There is no known fluvial flood risk in the area.
50	WC 06.01.12	Goleen	X-02	Amend the Development Boundary	This is an mostly elevated site located to the south east of the village. Parts of the lands are shown to be at risk of flooding where only flood compatible uses will be acceptable.
51	WC 06.01.13	Goleen	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
52	WC 06.01.17	Terelton	X-01	Delete specific zoning objective from Map	These lands are shown to be at risk of flooding, however they have already been substantially developed.
53	WC 06.02.02	Toormore	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
					mark. No SFRA issue to consider.
54	WC 06.03.01	Ballinlanna	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
55	WC 06.03.03	Barleycove	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
56	WC 06.03.05	Inchydoney	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
57	WC 06.03.06	Lisbealad	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
58	WC 06.03.07	Ownahinchy	N/A	Insert Coastal Flooding Map	This relates to an area beyond the high water mark. No SFRA issue to consider.
59	WC 06.03.08	Tragumna	N/A	Insert Coastal	This relates to an area beyond the high water

Table 5.2: Proposed Amendments involving a change to the maps of the Plan.					
	Proposed Amendment	Settlement	Zoning Objective	Scope of Amendment	SFRA comment
				Flooding Map	mark. No SFRA issue to consider.

5.3 Strategic Flood Risk Assessment Conclusion

The proposed amendments to the Draft Plan have been assessed for their potential impact on flood risk management. Within this Municipal District the amendments are considered to have either no impact or a potential minor impact which will be further assessed and managed at the project stage in order to ensure that development is avoided in areas at risk of flooding in accordance with objectives WS 6-1 and WS 6-2 of the Cork County Development Plan.

Appendix A

Changes to the West Cork Environmental Report

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

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

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

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

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

**Habitats Directive Screening Report
For West Cork
Municipal District Local Area Plan
Proposed Amendments**

**Prepared by Cork County
Council
Planning Policy Unit
2nd May 2017**

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1 Introduction

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

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

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

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

2 How this Report Was Prepared

Working Methods

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

Consultation

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

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

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

OR

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

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

Data Sources, Gaps and Limitations

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

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

The West Cork Municipal District covers the Western portion of the county incorporating the western peninsulas and the area along the county boundary with Kerry. The MD extends east to Timoleague along the southern coastline, northeast to the Gearagh and northwest to Gougane Barra. It encompasses the towns of Bantry, Castletownbere, Clonakilty, Dunmanway, Schull and Skibbereen, the many small villages and other settlements as well as the West Cork Islands. The boundaries of the plan area are shown on **Figure 1** below.

Figure 1: Cork Municipal Districts Areas



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

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
0090	Glengarriff Harbour and Woodland SAC	<ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Lutra lutra</i> (Otter) [1355] • <i>Phoca vitulina</i> (Common Seal) [1365] 	<p>To maintain the favourable conservation condition of the following habitats and species for which the Glengarriff Harbour and Woodland SAC is designated:</p> <ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles; • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]; • <i>Geomalacus maculosus</i> (Kerry Slug) [1024]; • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]; • <i>Lutra lutra</i> (Otter) [1355]; and • <i>Phoca vitulina</i> (Common Seal) [1365] <p>which are defined by attributes and targets set out in NPWS Conservation Objectives for Glengarriff Harbour and Woodland SAC (May 2015) available at www.NPWS.ie</p>
0091	Clonakilty Bay SAC	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Atlantic decalcified fixed dunes (Calluno-Ulicetea) [2150] 	<p>To maintain the favourable conservation condition of the following habitats for which the Clonakilty Bay SAC is designated:</p> <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140]; • Annual vegetation of drift lines [1210]; • Embryonic shifting dunes [2110]; • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; • Atlantic decalcified fixed dunes (Calluno-Ulicetea) [2150]; <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • Fixed coastal dunes with

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			herbaceous vegetation (grey dunes) [2130] which are defined by attributes and targets set out in NPWS Conservation Objectives for Clonakilty Bay SAC (May 2014) available at www.NPWS.ie
0093	Caha Mountains SAC	<ul style="list-style-type: none"> • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] • Natural dystrophic lakes and ponds [3160] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)*[6230] • Blanket bogs (* if active bog) [7130] • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] 	<p>To maintain the favourable conservation conditions of the following habitats and species</p> <ul style="list-style-type: none"> • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] • Natural dystrophic lakes and ponds [3160] • Alpine and Boreal heaths [4060] <p>and to restore the favourable conservation condition of the following habitats</p> <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)*[6230] • Blanket bogs (* if active bog) [7130] • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] <p>which are defined by attributes</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			and targets which are set out in NPWS Conservation Objectives for Caha Mountains Aug (2016) available at www.NPWS.ie
0097	Lough Hyne Nature Reserve & Environs SAC	<ul style="list-style-type: none"> • Large shallow inlets and bays [1160] • Reefs [1170] • Submerged or partially submerged sea caves [8330] 	<p>To maintain the favourable conservation condition of the following habitats for which the Lough Hyne Nature Reserve and Environs SAC is designated:</p> <ul style="list-style-type: none"> • Large shallow inlets and bays [1160] • Reefs [1170] • Submerged or partially submerged sea caves [8330] <p>which are defined by attributes and targets set out in Conservation Objectives for Lough Hyne Nature Reserve and Environs SAC (Aug 2014) available at www.NPWS.ie</p>
0101	Roaringwater Bay and Islands SAC	<ul style="list-style-type: none"> • Large shallow inlets and bays [1160] • Reefs [1170] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • <i>Phocoena phocoena</i> (Harbour Porpoise) [1351] • <i>Lutra lutra</i> (Otter) [1355] • <i>Halichoerus grypus</i> (Grey Seal) [1364] • European dry heaths [4030] • Submerged or partially submerged sea caves [8330] 	<p>To maintain the favourable conservation condition of the following habitats and species for which the Roaringwater Bay and Islands SAC is designated:</p> <ul style="list-style-type: none"> • Large shallow inlets and bays [1160]; • Reefs [1170]; • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]; • European dry heaths [4030]; • Submerged or partially submerged sea caves [8330]; • <i>Phocoena phocoena</i> (Harbour Porpoise) [1351]; • <i>Halichoerus grypus</i> (Grey Seal) [1364]; <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • <i>Lutra lutra</i> (Otter) [1355] <p>which are defined by attributes and targets set out in Conservation Objectives for Roaringwater Bay</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			and Islands SAC (July 2011) available at www.NPWS.ie
0102	Sheep's Head SAC	<ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030] <i>Geomalacus maculosus</i> (Kerry Slug) [1024] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030] <i>Geomalacus maculosus</i> (Kerry Slug) [1024] <p>as set out in Conservation Objectives for the Sheep's Head SAC (August 2016) available at www.NPWS.ie</p>
0106	St. Gobnet's Wood SAC	<ul style="list-style-type: none"> Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] <p>as set out in Conservation Objectives for St. Gobnet's Wood SAC (August 2016) available at www.NPWS.ie</p>
0108	The Gearagh SAC	<ul style="list-style-type: none"> <i>Lutra lutra</i> (Otter) [1355] Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] Rivers with muddy banks with <i>Chenopodium rubric p.p.</i> and <i>Biention p.p.</i> vegetation [3270] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] 	<p>To maintain the favourable conservation condition of the following habitat and species:</p> <ul style="list-style-type: none"> Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] Rivers with muddy banks with <i>Chenopodium rubric p.p.</i> and <i>Biention p.p.</i> vegetation [3270] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] 	<p>[91A0]</p> <ul style="list-style-type: none"> Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] <i>Lutra lutra</i> (Otter) [1355] <p>which are defined by attributes and targets as set out in Conservation Objectives for the Gearagh SAC (September 2016) available at www.NPWS.ie</p>
0109	Three Castle Head to Mizen Head SAC	<ul style="list-style-type: none"> Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] 	<p>To maintain the favourable conservation condition of the following habitats :</p> <ul style="list-style-type: none"> Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] <p>as defined by attributes and targets set out in Conservation Objectives for Three Castle Head to Mizen Head SAC (Nov 2016) available at www.NPWS.ie</p>
0353	Old Domestic Buildings, Dromore SAC	<ul style="list-style-type: none"> <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] <p>as set out in Conservation Objectives for Old Domestic Buildings, Dromore SAC (August 2016) available at www.NPWS.ie</p>
0364	Kilgarvan Ice House SAC	<ul style="list-style-type: none"> <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] <p>as set out in Conservation</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			Objectives Kilgarvan Ice House SAC (August 2016) available at www.NPWS.ie
0365	Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130] • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] • Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] • Blanket bogs (* if active bog) [7130] • Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] • <i>Taxus baccata</i> woods of the British Isles [91J0] • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130] • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] • Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] • Blanket bogs (* if active bog) [7130] • Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] • <i>Taxus baccata</i> woods of the British Isles [91J0]

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • <i>Euphydrias aurinia</i> (Marsh Fritillary) [1065] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Salmo salar</i> (Salmon) [1106] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Lutra lutra</i> (Otter) [1355] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • <i>Najas flexilis</i> (Slender Naiad) [1833] • <i>Alosa fallax killarnensis</i> (Killarney Shad) [5046] 	<ul style="list-style-type: none"> • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Euphydrias aurinia</i> (Marsh Fritillary) [1065] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Salmo salar</i> (Salmon) [1106] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Lutra lutra</i> (Otter) [1355] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • <i>Najas flexilis</i> (Slender Naiad) [1833] • <i>Alosa fallax killarnensis</i> (Killarney Shad) [5046] <p>as set out in Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC Conservation Objectives (August 2016) available at www.NPWS.ie</p>
1040	Barley Cove to Ballyrisode Point SAC	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Perennial vegetation of stony banks [1220] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • European dry heaths [4030] 	<p>To maintain the favourable conservation condition of the following habitats for which the Barley Cove to Ballyrisode SAC is designated:</p> <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Perennial vegetation of stony banks [1220] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • European dry heaths [4030] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>)

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>[1330]</p> <ul style="list-style-type: none"> • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>which are defined by attributes and targets set out in Conservation Objectives for the Barley Cove to Ballyrisode SAC Sept 2014 available at www.NPWS.ie</p>
1043	Cleanderry Wood SAC	<ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] <p>as set out in Cleanderry Wood SAC Conservation Objectives August 2016 available at www.NPWS.ie</p>
1061	Kilkeran Lake and Castlefreke Dunes SAC	<ul style="list-style-type: none"> • Coastal lagoons [1150]* • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] 	<p>To maintain favourable conservation condition of the following habitats:</p> <ul style="list-style-type: none"> • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] <p>and to restore the favourable conservation condition of the following habitats</p> <ul style="list-style-type: none"> • Coastal lagoons [1150]* • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>as defined by the attributes and targets set out in Kilkeran Lake and</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			Castlefreke Dunes SAC Conservation Objectives Dec 2016 available at www.NPWS.ie
1070	Myross Wood SAC	<ul style="list-style-type: none"> • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] <p>as set out in Conservation Objectives for Myross Wood (August 2016) available at www.NPWS.ie</p>
1230	Courtmacsherry Estuary SAC	<ul style="list-style-type: none"> • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Perennial vegetation of stony banks [1220] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] 	<p>To maintain the favourable conservation condition of the following habitats for which the Barley Cove to Ballyrisode SAC is designated:</p> <ul style="list-style-type: none"> • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • Annual vegetation of drift lines [1210] • Perennial vegetation of stony banks [1220] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>)

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>[1330]</p> <p>which are defined by attributes and targets set out in Conservation Objectives for Courtmacsherry Estuary SAC July 2014 available at www.NPWS.ie</p>
1342	Cloonee and Inchiquin Loughs, Uragh Wood SAC	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Siliceous rocky slopes with chasmophytic vegetation [8220] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • <i>Najas flexilis</i> (Slender Naiad) [1833] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Siliceous rocky slopes with chasmophytic vegetation [8220] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • <i>Najas flexilis</i> (Slender Naiad) [1833] <p>which are defined by attributes and targets set out in Conservation Objectives for Cloonee and Inchiquin Loughs, Uragh Wood SAC available at www.NPWS.ie</p>
1371	Mucksna Wood	<ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			Isles as set out in the Conservation Objectives for Mucksna Wood SAC available at www.NPWS.ie
1547	Castletownshend SAC	<ul style="list-style-type: none"> • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] <p>as set out in the Conservation Objectives for Castletownshend SAC (NPWS 2016) available at www.NPWS.ie</p>
1873	Derryclogher (Knockboy) Bog SAC	<ul style="list-style-type: none"> • Blanket bogs (* if active bog) [7130] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Blanket bogs (* if active bog) [7130] <p>as set out in the Conservation Objectives for Derryclogher (Knockboy) Bog SAC August 2016 available at www.NPWS.ie</p>
1879	Glanmore Bog SAC	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Water courses of plain to montane levels with the <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain area (and submountain areas, in Continental Europe) 6230 • Blanket bogs (* if active bog) 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] • Water courses of plain to montane levels with the <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010]

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p>[7130]</p> <ul style="list-style-type: none"> • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<ul style="list-style-type: none"> • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain area (and submountain areas, in Continental Europe) 6230 • Blanket bogs (* if active bog) [7130] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] <p>as set out in the Conservation Objectives for Glanmore Bog SAC (August 2016) available at www.NPWS.ie</p>
1881	Maulagowna Bog SAC	<ul style="list-style-type: none"> • Blanket bogs (* if active bog) [7130] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Blanket bogs (* if active bog) [7130] <p>as set out in the Conservation Objectives for Maulagowna Bog SAC (August 2016) available at www.NPWS.ie</p>
2041	Old Domestic Building, Curraglass Wood SAC	<ul style="list-style-type: none"> • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] <p>as set out in the Conservation Objectives for Old Domestic Building, Curraglass Wood SAC (August 2016) available at www.NPWS.ie</p>
2098	Old Domestic Building, Askive Woods SAC	<ul style="list-style-type: none"> • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] <p>as set out in the Conservation Objectives for the Old Domestic Building, Askive Woods SAC (August 2016) which are available at www.NPWS.ie</p>
2158	Kenmare Bay SAC	<ul style="list-style-type: none"> • <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] • Large shallow inlets and bays [1160] • Reefs [1170] • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • <i>Lutra lutra</i> (Otter) [1355] • <i>Phoca vitulina</i> (Common Seal) [1365] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • European dry heaths [4030] • Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] • Submerged or partially submerged sea caves [8330] 	<p>To maintain the favourable conservation condition of the following habitats and species for which Kenmare Bay SAC is designated:</p> <ul style="list-style-type: none"> • Large shallow inlets and bays [1160] • Reefs [1170] • Perennial vegetation of stony banks [1220] • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • European dry heaths [4030] • Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] • Submerged or partially submerged sea caves [8330] • <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Phoca vitulina</i> (Common Seal) [1365] <p>and to restore the favourable conservation condition of</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> • <i>Lutra lutra</i> (Otter) [1355] <p>which are defined by attributes and targets set out in Conservation Objectives for Kenmare Bay SAC April 2013 available at www.NPWS.ie</p>
2171	Bandon River SAC	<ul style="list-style-type: none"> • Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] • *Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] <p>as set out in the Conservation Objectives for the Bandon River SAC (August 2016) available at www.NPWS.ie</p>
2173	Blackwater River (Kerry) SAC	<ul style="list-style-type: none"> • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Salmo salar</i> (Salmon) [1106] • European dry heaths [4030] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] • <i>Lutra lutra</i> (Otter) [1355] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • European dry heaths [4030] • <i>Geomalacus maculosus</i> (Kerry Slug) [1024] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Salmo salar</i> (Salmon) [1106] • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303]

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> • <i>Lutra lutra</i> (Otter) [1355] <p>as set out in the Conservation Objectives for the Blackwater River (Kerry) SAC (August 2016) are available at www.NPWS.ie</p>
2187	Drongawn Lough SAC	<ul style="list-style-type: none"> • Coastal lagoons* [1150] 	<p>To maintain the favourable conservation condition of:</p> <ul style="list-style-type: none"> • Coastal lagoons [1150] <p>as defined by targets set out in the Conservation Objectives for Drongawn Lough (Sept 2016) which are available at www.NPWS.ie</p>
2189	Farranamanagh Lough SAC	<ul style="list-style-type: none"> • Coastal lagoons [1150] • Perennial vegetation of stony banks [1220] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Coastal lagoons [1150] • Perennial vegetation of stony banks [1220] <p>as set out in the Conservation Objectives for the Farranamanagh Lough SAC (August 2016) which are available at www.NPWS.ie</p>
2280	Dunbeacon Shingle SAC	<ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220] <p>as set out in the Conservation Objectives for Dunbeacon Shingle SAC (August 2016) which are available at www.NPWS.ie</p>
2281	Reen Point Shingle SAC	<ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this</p>

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Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>SAC has been selected:</p> <ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220] <p>as set out in the Conservation Objectives for Reen Point Shingle (August 2016) which are available at www.NPWS.ie</p>
2315	Glanlough Woods SAC	<ul style="list-style-type: none"> • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] 	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which this SAC has been selected:</p> <ul style="list-style-type: none"> • <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat) [1303] <p>as set out in the Conservation Objectives for Glanlough Woods SAC (August 2016) which are available at www.NPWS.ie</p>
4021	Old Head of Kinsale SPA	<ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] <p>as set out in the Conservation Objectives Old Head of Kinsale SPA August 2016 which are available at www.NPWS.ie</p>
4066	Bull and the Cow SPA	<ul style="list-style-type: none"> • Storm Petrel (<i>Hydrobates pelagicus</i>) [A014] • Gannet (<i>Morus bassanus</i>) [A016] • Puffin (<i>Fratercula arctica</i>) [A204] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Storm Petrel (<i>Hydrobates pelagicus</i>) [A014] • Gannet (<i>Morus bassanus</i>) [A016] • Puffin (<i>Fratercula arctica</i>) [A204]

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			as set out in the Conservation Objectives for Bull and the Cow SPA (August 2016) are available at www.NPWS.ie
4081	Clonakilty Bay SPA	<ul style="list-style-type: none"> • Shelduck (<i>Tadorna tadorna</i>) [A048] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Curlew (<i>Numenius arquata</i>) [A160] • Wetland [A999] 	<p>To maintain the favourable conservation condition of the following bird species in Clonakilty Bay SPA:</p> <ul style="list-style-type: none"> • Shelduck (<i>Tadorna tadorna</i>) [A048] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Curlew (<i>Numenius arquata</i>) [A160] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Clonakilty Bay SPA as a resource for the regularly-occurring migratory birds that utilise it <p>as defined by attributes and targets set out in Conservation Objectives Clonakilty Bay SPA Oct 2014 which are available at www.NPWS.ie</p>
4109	The Gearagh SPA	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Mallard (<i>Anas platyrhynchos</i>) [A053] • Coot (<i>Fulica atra</i>) [A125] • Wetlands [A999] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Mallard (<i>Anas platyrhynchos</i>) [A053] • Coot (<i>Fulica atra</i>) [A125] <p>and</p> <ul style="list-style-type: none"> • to maintain or restore the favourable condition of the wetland habitat at the Gearagh as a resource for the regularly-

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			occurring migratory waterbirds that utilise it as set out in the Conservation Objectives for the Gearagh SPA which are available at www.NPWS.ie
4154	Iveragh Peninsula SPA	<ul style="list-style-type: none"> • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Peregrine (<i>Falco peregrinus</i>) [A103] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] • Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] 	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for the SPA:</p> <ul style="list-style-type: none"> • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Peregrine (<i>Falco peregrinus</i>) [A103] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] • Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] <p>as set out in the Conservation Objectives for the Iveragh Peninsula which are available at www.NPWS.ie</p>
4155	Beara Peninsula SPA	<ul style="list-style-type: none"> • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] <p>as set out in the Conservation Objectives for the Beara Peninsula SPA which are available at www.NPWS.ie</p>
4190	Galley Head to Duneen Point SPA	<ul style="list-style-type: none"> • Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Chough (<i>Pyrrhocorax</i>

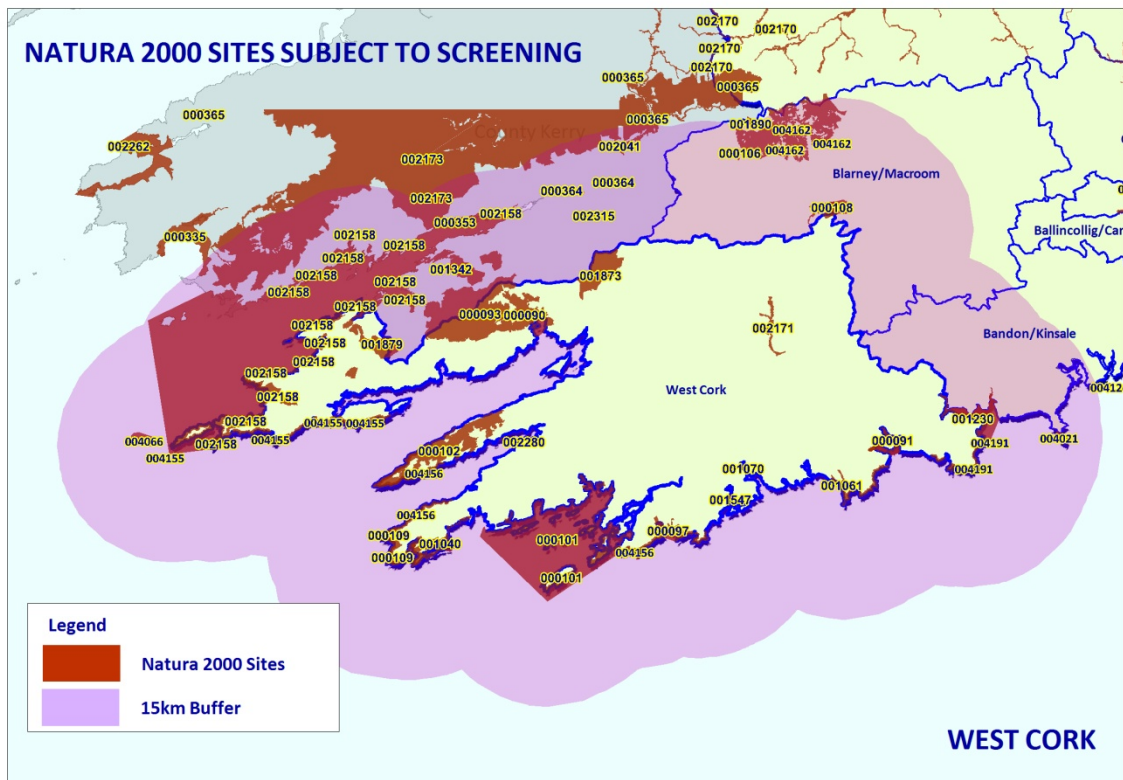
Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p><i>pyrrhacorax</i>) [A346]</p> <p>as set out in the Conservation Objectives for the Galley Head to Duneen Point SPA which are available at www.NPWS.ie</p>
4191	Seven Heads SPA	<ul style="list-style-type: none"> • Chough (<i>Pyrrhacorax pyrrhacorax</i>) [A346] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Chough (<i>Pyrrhacorax pyrrhacorax</i>) [A346] <p>as set out in the Conservation Objectives for the Seven Heads SPA which are available at www.NPWS.ie</p>
4219	Courtmacsherry Bay SPA	<ul style="list-style-type: none"> • Great Northern Diver (<i>Gavia immer</i>) [A003] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Wetland [A999] 	<p>To maintain the favourable conservation condition of the following bird species in Courtmacsherry Bay SPA:</p> <ul style="list-style-type: none"> • Great Northern Diver (<i>Gavia immer</i>) [A003] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] <p>and</p>

Table 1: All sites within the West Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Courtmacsherry Bay SPA as a resources for the regularly-occurring migratory birds that utilise it <p>as defined by attributes and targets set out in Conservation Objectives Courtmacsherry Bay SPA (Oct 2014) which are available at www.NPWS.ie</p>

Figure 2 Natura Sites Subject to Screening



4 Summary of Proposed Amendments

There were a total of 139 submissions received during the public consultation period on the Draft West Cork Municipal District Area Local Area Plan. 30 submissions focused on general issues facing the wider County and the Municipal District as a whole, with a further 109 site specific submissions.

A total of 141 amendments are proposed to be made to the plan arising from consideration of these submissions and arising from discussions and from resolutions passed by Members at meetings held in March 2017. The proposed amendments can be categorised as follows:

- Amendments to remove policies relating to Town Council Areas (Clonakilty and Skibbereen) from the plan. These amendments relate to a submission from the Department of Housing, Planning, Community and Local Government that advised against the inclusion of Town Council areas in the Local Area Plan for legal reasons;
- Amendments clarifying links to CDP policies in relation to protection of the natural environment, water resources and cultural heritage assets;
- Amendments to clarify policies to reflect National Guidance – retail guidelines, flood risk etc, provision of water and waste water infrastructure;
- Amendments clarifying the Council’s approach to Core Strategy;
- Amendments relating to areas identified in the draft plan as possible Strategic Land Reserves;
- Amendments to zone additional land or rezone already zoned land arising from public submissions;
- Amendments relating to location specific policies arising from public submissions;
- Amendments arising from Habitats Directive Screening Assessment and/or Strategic Environmental Assessment of the draft plan*;

- Amendments to correct flood zone maps;
- Minor amendments to correct inaccuracies / errors in the draft plan;

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

5 Screening Assessment

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

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

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

Table 2: Summary of Outcome of Screening of Proposed Amendments

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

Table 2: Summary of Outcome of Screening of Proposed Amendments

Issues Examined	y/n	Amendment Ref. No	Relevant Settlement	EU site which may be impacted	Details of proposed amendment	Potential Impact
Other amendments which could have the potential to impact on any Natura 2000 site.	None	n/a	n/a	n/a	n/a	n/a

6 Screening Conclusion

West Cork Municipal District Local Area Plan Proposed Amendments - Screening Conclusion	
Natura 2000 sites subject to Screening for Appropriate Assessment	Glengarriff Harbour and Woodland SAC 0090 Clonakilty Bay SAC 0091 Caha Mountains SAC 0093 Lough Hyne Nature Reserve and Environs SAC 0097 Roaringwater bay and Islands SAC 0101 Sheep's Head SAC 0102 St. Gobnet's Wood SAC 0106 The Gearagh SAC 0108 Three Castle Head to Mizen Head SAC 0109 Old Domestic Buildings Dromore SAC 0353 Kilgarvan Ice House SAC 0364 Killarney National Park, Magillicuddy Reeks and Caragh River Catchment SAC 0365 Barley Cove to Ballyrisode Point SAC 1040 Cleanderry Wood SAC 1043 Kilkeran Lake and Castlefreke Dunes SAC 1061 Myross Wood SAC 1070 Courtmacsherry Estuary SAC 1230 Cloonee and Inchiquin Loughs, Uragh Wood SAC 1342 Mucksna Wood SAC 1371 Castletownshend SAC 1547 Derryclogher (Knockboy) Bog SAC 1873 Glanmore Bog SAC 1879 Maulagowna Bog SAC 1881 Old Domestic Building, Curraglass Wood SAC 2041 Kenmare Bay SAC 2158 Bandon River SAC 2171 Blackwater River (Kerry) SAC 2173 Drongawn Lough 2187 Farranamanagh Lough SAC 2189 Dunbeacon Shingle SAC 2280

	<p>Reen Point Shingle SAC 2281 Glanlough Woods SAC 2315 Old Head of Kinsale SPA 4021 Bull and the Cow SPA 4066 Clonakilty Bay SPA 4081 The Gearagh SPA 4109 Iveragh Peninsula SPA 4154 Beara Peninsula SPA 4155 Galley Head to Duneen Point SPA 4190 Seven Heads SPA 4191 Courtmacsherry Bay SPA 4219</p>
Description of the Amendments	See Appendix II of this report and the Proposed Amendments Document.
Are the Amendments Directly Connected with Or Necessary to the Management of the Natura 2000 sites identified above	No
Are there other projects or plans that together with these amendments which could give rise to cumulative impacts on any of the above listed sites.	<p>Other plans that set land use policy and promote the intensification of economic, tourism, agriculture and forestry activity in the West Cork region, may include policies whose implementation could result in negative 'in combination' effects on habitats and species for which the above listed sites are designated include <i>inter alia</i>:</p> <ul style="list-style-type: none"> • Atlantic Gateways Initiative 2006 • Common Agricultural Policy (2014-2020) • Cork Area Strategic Plan (2008) • Draft Kanturk Mallow MD LAP 2016 • Draft Kinsale-Bandon MD LAP 2016 • Draft Blarney-Macroom MD LAP 2016 • Forests, products and people – Irelands forest policy-a renewed vision 2014 • Harvest 2020-A Vision for Irish Agri-Food and Fisheries • Kerry County Development Plan 2015-2021 • Marine Leisure Infrastructure Strategy for the Southern Division of Cork County 2010-2020 • National Climate (2007-2012) Climate Adaptation Framework (2012) • National Development Plan 2007-2013 • National Renewable Energy Action Plan • National Spatial Strategy • Tourism Action Plan 2016-2018 • National Waste Management Plan 2004-2009 • North and West Cork Strategic Plan 2002-2020 • Smarter Travel. A New Transport Policy for Ireland 2009-2020

	<ul style="list-style-type: none"> • South Western Regional Planning Guidelines 2010-2022 • West Cork Islands Integrated Development Strategy 2010 <p>The primary issues of concern are</p> <ul style="list-style-type: none"> • Amendments which would direct or facilitate development or human activity into or close to Natura 2000 sites; • Amendments which could increase pressure on key environmental resources (eg water) within water sensitive Natura 2000 sites.
Assessment of Significant Effects	
Describe how the proposed amendments (alone or in combination is likely to affect Natura 2000 sites)	No proposed amendments were identified which were considered to be likely to give rise to significant negative impacts on any Natura 2000 site.
Recommended changes to the plan	No changes or modifications were required to be made to the proposed amendments on foot of the Habitats Directive Screening Assessment.
List of Agencies Consulted	The proposed amendments and this report will be referred to all of the relevant Statutory Authorities and will be available for consideration by the general public from May 2 nd to May 30 th 2017.
Conclusion	It is considered that potential for the proposed amendments to give rise to significant negative effects on the Natura 2000 network can be screened out.
Data Collected to Carry Out the Assessment	
Who carried out the assessment	Planning Policy Unit Cork County Council
Sources of Data	See references
Level of Assessment Completed	Screening for Appropriate Assessment
Where can the full results of the assessment be accessed and viewed	Habitats Directive Assessment will continue through the process of making this plan. All documents associated with the process will be available at www.corkcoco.ie

7 Sources of Information

National Parks and Wildlife Service Data

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

Guidance

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

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

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

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

Appendix I Proposed Amendments Screening Assessment

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

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	Section 1: Introduction		
WC.01.01.01	<p>Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans (<i>Table as per Proposed Amendments Document</i>).</p> <p><u>This change refers to the text of the draft plan only.</u></p>	6	No issue of concern identified.
WC.01.07.01	<p>Approach to Town Council Development Plans</p> <p>Delete Paragraph 1.7.6 and replace with new text as follows:</p> <p>1.7.6— Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan/ Local Area Plans 2017, take precedence.</p> <p>Therefore, it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, i.e. the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.</p>	14	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p><u>This change refers to the text of the draft plan only.</u></p>		
WC.01.07.02	<p>Regeneration Areas</p> <p>Insert additional text after Paragraph 1.7.18 as follows:</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a Vacant sites register, identifying sites on which a vacant site levy can be applied.</p> <p>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	18	No issue of concern identified.
WC.01.07.03	<p>Flood Risk Assessment and Management</p> <p>Delete text and insert new text after Objective IN-01 as follows:</p> <p>Managing Downstream Flood Impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts</p>	20	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.</p> <p><u>This change refers to the text of the draft plan only.</u></p>		
WC.01.07.04	<p>Housing Density</p> <p>Insert new Heading “Housing Density” and text after “Green Infrastructure” as follows:</p> <p>The approach to housing density used in this Plan is explained in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	20	No issue of concern identified.
WC.01.08.01	<p>Active Land Management</p> <p>Include New Section 1.8, See Appendix A3</p>	21	No issue of concern identified.
	Section 2: Overall Strategy		
WC.02.03.01	<p>The West Cork Municipal District</p> <p>Delete reference to Darrara Rural Model Village in Table 2.1</p> <p>Other Locations (10) 9 Darrara Rural Model Village</p> <p>Include reference to Abbeystrowry in Figure 2.01</p> <p><u>This change refers to the text and consequential changes to the Map - Figure 2.01 West Cork Municipal District Settlements</u></p>	28	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
WC.02.04.01	<p>Growth Strategy</p> <p>Revise Section 2.4 and Table 2.2 See Appendix A4 of Proposed Amendments Document.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	30	Revisions to numbers as proposed in this table are to reflect numbers shown in CDP of 2014. No increase in population target is proposed for MD area beyond those which were proposed in CDP of 2014. No issues of concern arise
WC.02.04.02	<p>Amend Table 2.3 West Cork Municipal District – Proposed Scale of Development as follows:</p> <p>(1) Delete reference to Ballineen / Enniskeane in Table 2.3 as follows: Ballineen / Enniskeane 344 125 195</p> <p>(2) Amend Kilmichael as follows: Kilmichael 94 6</p> <p>(3) Include scale of Development figures for Abbeystrowry as follows: Abbeystrowry 6</p> <p>(4) Insert additional text to the footnote *** to Table 2.3 as follows:</p> <p>** Any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved. It will be necessary to make improvements to waste water infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow the additional population growth targeted for the town of Dunmanway, as set out in this table, to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. See also Paragraph 3.5.27 and Objective DY-GO-02.</p> <p><u>This change refers to the text of the draft plan</u></p>	32 33 34	Arose in part from a submission made by NPWS in relation to the Bandon River SAC. The intention of the amendment is to provide clarity in terms of time lines to resolve issues of concern relating to the Dunmanway WWTP. No issues of concern arise.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<u>only.</u>		
WC.02.05.03	<p>Employment Land Supply</p> <p>Insert revised Table 2.4 Employment Land Supply as shown in the proposed amendments document.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	36	No issues of concern identified.
WC.02.06.01	<p>Heritage</p> <p>Revise Environment and Heritage heading as follows:</p> <p>Environment and Heritage</p> <p>and insert new text dealing with Archaeology after paragraph 2.6.12 as follows:</p> <p>The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particular rich in Bronze Age ritual and burial sites and has an important mining heritage including the 19th century copper mining industry in Allihies. In addition the area with its long coast line is particular rich in maritime heritage. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Skibbereen, Clonakilty and Rosscarbery feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). Much of the archaeology remains buried in the ground or incorporated into later buildings. For reference to all known archaeological monuments in the district see www.archaeology.ie.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	36	No issues of concern identified.
WC.02.06.02	<p>Heritage</p> <p>Insert text relating to Cultural Heritage (Gaeltacht) after Paragraph 2.6.12 as follows:</p> <p>The Oileán Chléire area of the West Cork Municipal District has a unique culture, language and environment and requires careful treatment so that any development which may occur recognises, supports, strengthens and</p>	37	No issues of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>complements its linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Oileán Chléire.</p> <p>It is important to continue to promote employment and development opportunities in the Gaeltacht that provide jobs and support local social and community activities.</p> <p>The Cork County Development Plan, 2014 in Section 12.5 Cultural Heritage sets out the Councils policy on Gaeltacht and Linguistic Heritage and includes a specific objective HE5-3 for Gaeltacht Areas which outlines the policy approach for the future development of these areas.</p> <p><u>This change refers to the text of the draft plan only.</u></p>		
WC.02.07.01	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows:</p> <p>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>a) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows:</p> <p>a) All developments will need to comply with Water Services Objectives WS 2-1,</p>	38	No issues of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</p> <p>b) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>c) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.</p> <p>d) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>e) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p><u>This change refers to the text of the draft plan only.</u></p>		
WC.02.07.02	<p>Insert additional text heading and paragraph after Section 2.2 as follows:</p> <p>National Planning Framework</p> <p>The National Spatial Strategy is to be replaced by</p>	27	No issues of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p><u>This change refers to the text of the draft plan only.</u></p>		
	Section 3: Main Towns		
WC 03.01.01	<p>Overall Scale of Development</p> <p>Delete Table 3.1 and revised Table 3.1, and Delete text in 3.1.7 Approach to Plan Preparation and replace with revised text. See Appendix A5 of the Proposed Amendments Document.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	42	Revisions to numbers as proposed in this table are to reflect numbers shown in CDP of 2014. No increase in population target is proposed for West Cork beyond that which was proposed in CDP of 2014. No issue of concern identified.
	Clonakilty		
WC 03.02.01	<p>Delete Existing Text and Insert New Text in Section 4.2:</p> <p><u>See Appendix A1 for Full Text of Amendment</u></p> <p><u>This change effects the text only</u></p>	43 to 57	No issue of concern identified.
WC 03.02.02	<p>Delete and Replace Clonakilty Land Use Zoning Objective Map</p> <p><u>This change effects the zoning map only</u></p>	58	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	Bantry		
WC 03.03.01	<p>Delete text and Insert additional text to 3.3.23 as follows:</p> <p>Bantry functions as an important market town providing retail services to an extensive coastal and inland catchment. The existing Supervalu located on New Street within the town centre is currently the primary convenience supermarket in the town. The other convenience stores in the town centre are Centra and Mace. There is currently no other significant convenience retailing located in the town, although permission was granted for a supermarket of 1,505 sq m Net Retail Sales Area net floor space 2,082 m² retail development (comparison and convenience) on lands to the north of the town on the N71 Bantry-Glengarriff Road. In addition, permission was also granted in the town centre for a discount food store just off Bridge Street (next to the town library). To date, construction has not commenced on either site. Cork County Council has also recently granted Planning permission (currently under Appeal) has also recently been granted for the construction of a supermarket (net retail sales area of 1,672 m²) on the T-02 town centre expansion site.</p> <p><u>This change effects the text only</u></p>	62	No issue of concern identified.
WC 03.03.02	<p>Delete text and Insert additional text to 3.3.26 as follows:</p> <p>Realising the potential of the town centre, the previous local area plan has identified an expanded town centre area within or adjoining which there are reasonable opportunities for new convenience and comparison retail development. The grants of permission for retail development a discount food store in the town centre is a useful first step towards this and demonstrates that difficulties can be overcome and that the town centre remains an appropriate location for modern forms of new convenience and comparison retailing.</p> <p><u>This change effects the text only</u></p>	63	No issue of concern identified.
WC 03.03.03	<p>Delete text in BT GO-08 General Objective for Bantry and insert a new General Objective BT GO-09 as follows:</p>	70	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>BT GO-08 Encourage the provision of further community facilities within the town. The council will support appropriate alternative uses for the former school sites having regard to the importance of the buildings and their visual setting.</p> <p>BT GO-09 The council will support and encourage the reuse and redevelopment of the former school sites having regard to the importance of the buildings and their visual setting.</p> <p><u>This change effects the text only</u></p>		
WC 03.03.04	<p>Insert additional text to Specific Policy Objective BT B-02 Business as follows:</p> <p>Business Development, community and recreational facilities and small scale residential development (Medium B Density Residential Development) adjoining existing residential area to the east. High quality retail warehousing will be considered within business park environment.*</p> <p><u>This change effects the text only</u></p>	73	No issue of concern identified.
WC 03.03.05	<p>Insert additional text to Specific Policy Objective BT X-02 Special Policy Area as follows:</p> <p>Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist related uses, retail, office, residential, marina marine related and restaurant use.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.</p> <p>Any development should avoid prejudicing existing and future marine related activities. *</p> <p><u>This change effects the text only</u></p>	75	No issue of concern identified.
WC 03.03.06	<p>Amend and reduce the extent of the Specific Development Objective BT O-07 Open Space Zoning:</p> <p><u>This change effects the zoning map only</u></p>	76	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
WC 03.03.07	Amend and extend the Specific Development Objective BT X-02 Special Policy Area to the west. <u>This change effects the zoning map only</u>	76	No issue of concern identified.
WC 03.03.08	Insert specific zoning objectives U-01, BT X-02 Map Labels in the Land Use Zoning Map <u>This change effects the zoning map only</u>	76	No issue of concern identified.
WC 03.03.09	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	76	No issue of concern identified.
WC 03.03.10	Delete BT O-08 Open Space Specific Development Objective and replace with new BT X-03 Special Policy Area Zoning Objective as follows: BT O-08 ——— Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town. BT X-03 Special Policy Area – Predominantly open space / amenity with provision for Objective U-05 proposed relief road and some residential development on the lower more gently sloping parts of the site, in particular the western and north-western parts of the site adjoining established residential dwellings and an area to the south-east. The site which lies to the east of Bantry Town Centre forms an important visual backdrop to the town. Any development on this site should have regard to the topography of this prominent steeply sloping and elevated site which contributes to the visual setting of the town. Development should avoid the more elevated steeply sloping visually prominent parts of the site. The form and layout of any development on this site should make a positive contribution to the townscape and visual amenities of the town. <u>This change effects the text and zoning map</u>	75 76	No issue of concern identified.
WC 03.03.11	Amend and delete lands from the BT O-02 Open Space Specific Development Objective <u>This change effects the zoning map only</u>	76	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	Skibbereen		
WC 03.04.01	<p>Delete Existing Text and Insert New Text in Section 4.3:</p> <p><u>See Appendix A2 for Full Text of Amendment</u></p> <p><u>This change effects the text only</u></p>	77 to 97	No issue of concern identified.
WC 03.04.02	<p>Delete and Replace Skibbereen Land Use Zoning Objective Map</p> <p><u>See Section 3 for Map</u></p> <p><u>This change effects the zoning map only</u></p>	98	No issue of concern identified.
	Dunmanway		
WC 03.05.01	<p>(a) Delete text and include additional text in 3.5.27 as follows:</p> <p>3.5.27 Wastewater in Dunmanway is conveyed via a largely combined sewer system to the Dunmanway Waste Water Treatment Plant (capacity 3500p.e.). There are sewer network issues including infiltration issues as well as issues relating to overflows from the pumping station and the location of the outfall pipe within the Bandon River Special Area of Conservation. Upgrading of waste water infrastructure is required in order to accommodate growth in Dunmanway. Cork County Council with support from Irish Water and other stakeholders is committed to identifying and implementing the most appropriate solutions for this site no later than the end of 2019. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until infrastructural upgrades are in place. Upgrading of sewers is required and sewer extensions are also required in order to accommodate proposed growth in</p>	104	This amendment arises from a submission made by NPWS in relation to the Bandon River SAC. The intention of the amendment is to provide clarity in terms of time lines to resolve issues of concern relating to the Dunmanway WWTP. No issues of concern arise.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>Dunmanway. The Dunmanway Waste Water Treatment Plant has adequate spare capacity to accommodate proposed development in Dunmanway. However, there are conservation issues relating to the Bandon River SAC and the Freshwater Pearl Mussel associated with the location of the outfall from the Dunmanway Waste Water Treatment Plant.</p> <p><u>This change effects the text only</u></p>		
WC 03.05.02	<p>(b) Delete text and include additional text to General Objective DY-GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in DY-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Bandon River 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 river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway. New development which requires a connection to the WWTP cannot be permitted in the town until this issue is resolved.</p> <p>It will be necessary to make improvements to waste water infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow the additional population growth targeted for the town of Dunmanway as set out in DY-GO-01 to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. Cork County Council with support from Irish Water</p>	106	This amendment arises from a submission made by NPWS in relation to the Bandon River SAC. The intention of the amendment is to provide clarity in terms of time lines to resolve issues of concern relating to the Dunmanway WWTP. No issues of concern arise.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>and other stakeholders is committed to identifying and implementing the most appropriate solutions for this site no later than the end of 2019. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until the necessary infrastructural upgrades are in place.</p> <p><u>This change effects the text only</u></p>		
WC 03.05.03	<p>Insert additional General Objective for Dunmanway as follows:</p> <p>DY-GO-06 Promote the heritage, tourism and recreational assets of Dunmanway.</p> <p><u>This change effects the text only</u></p>	106	No issue of concern identified.
WC 03.05.04	<p>Insert Flood Risk Objective* in DY R-02 as follows:</p> <p>Medium B Density Residential Development. Development to include the provision of the Northern Relief Road (U-01) and provision for a safe off-road pedestrian/cycleway access to the town centre*.</p> <p><u>This change effects the text only</u></p>	107	No issue of concern identified.
WC 03.05.05	<p>Insert Flood Risk Objective* in DY B-02 as follows:</p> <p>Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian/cycleway access to the town centre*.</p> <p><u>This change effects the text only</u></p>	108	No issue of concern identified.
WC 03.05.06	<p>Insert the following Specific Development Objective Map Labels DY R-02, DY R-08, DY R-13</p>	111	No issue of concern

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	and DY B-03 in the Dunmanway Land Use Zoning Map. <u>This change effects the zoning map only</u>		identified.
WC 03.05.07	Extend the development boundary <u>This change effects the zoning map only</u>	111	No issue of concern identified.
	Castletownbere		
WC 03.06.01	Delete text and insert additional text to 3.6.11 as follows: Castletownbere is one of the most important fishing ports in the country ranked as the top fishing port by landings value in the Country, with an annual value of fish landed exceeding €112million in 2015. The Port is also in the top 15 cargo handling ports in the Country, with over 44,000 tons of cargo landed in 2015. The town has an important employment function because of its strategic role in the commercial fishing industry. Fish processing and onshore-based ancillary activities support both local and international fishing industries, and are extremely important to the town. <u>This change effects the text only</u>	113	No issue of concern identified.
WC 03.06.02	Delete text to 3.6.34 as follows: Cork County Council has commissioned a traffic study which will determine the transport infrastructure improvements and policy measures required to accommodate the anticipated expansion of the town that will result in a growth in vehicular, pedestrian and cyclist traffic volumes. This plan will support the implementation of this traffic study in order to develop a strategy to guide the coherent development of the town centre area in terms of land use and urban design, addressing issues such as the range of uses to be accommodated, priority areas for development, improved pedestrian facilities, traffic circulation and connectivity issues and improvements to the public realm. This plan will support opportunities to promote cycling and walking as the primary transport modes within the framework of an overall strategy for the town centre area. There are also	117	No issue of concern identified.

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	opportunities to improve footpath provision and the road surface within the town. <u>This change effects the text only</u>		
WC 03.06.03	Delete text and insert additional text to CR-GO-05 as follows: Support the implementation of Implement the recommendations of the Traffic and Transportation Strategy for Castletownbere. <u>This change effects the text only</u>	119	No issue of concern identified.
WC 03.06.04	Insert additional text to CR I-01 Specific Development Objectives as follows: CR - I-01 Industry. Small to medium sized industrial units for specialist marine and other off-shore related activities. <u>This change effects the text only</u>	120	No issue of concern identified.
WC 03.06.05	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	123	No issue of concern identified.
WC 03.06.06	Extend the development boundary <u>This change effects the zoning map only</u>	123	No issue of concern identified.
	Schull		
WC 03.07.01	Delete text from SC-GO-03 General Objectives for Schull as follows: SC-GO-01 Notwithstanding the scale of growth outlined in objective GO-01, 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 and on the Special Area of Conservation. <u>This change effects the text only</u>	130	No issue of concern identified.
WC 03.07.02	Delete Specific Development Objective SC-R-06 as follows:	131 134	No issue of concern identified.

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	<p>Medium B Density Residential Development. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.</p> <p><u>This change effects the text and zoning map</u></p>		
WC 03.07.03	<p>Insert Flood Risk * in the O-01 Specific Development Objective – Open Space</p> <p><u>This change effects the text only</u></p>	133	No issue of concern identified.
WC 03.07.04	<p>Delete Flood Risk * from the O-04 Specific Development Objective – Open Space</p> <p><u>This change effects the text only</u></p>	133	No issue of concern identified.
WC 03.07.05	<p>Delete the Map Labels B-04 and replace with B-03 and delete the Map Labels B-03 and replace with B-02</p> <p><u>This change effects the zoning map only</u></p>	134	No issue of concern identified.
WC 03.07.06	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	134	No issue of concern identified.
WC 03.07.07	<p>Include land within the GB 1-2 Greenbelt at Colla, Schull.</p> <p><u>This change effects the Map only</u></p>		No issue of concern identified.
Section 4 Key Villages			
WC 04.01.01	<p>Insert the following text as a footnote in Tables 4.1, Appropriate Scale of Development in Key Villages:</p> <p>* The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><u>This change effects the text only</u></p>	137	No issue of concern identified.

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	Ballydehob		
WC 04.02.01	<p>Insert the following Development Boundary Objectives for Ballydehob:</p> <p>DB-08 Promote improved pedestrian access and linkages, movement and safety throughout the Village.</p> <p>DB-09 Support measures to address traffic management and circulation issues in the village centre.</p> <p><u>This change effects the text only</u></p>	144	No issue of concern identified.
WC 04.02.02	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	145	No issue of concern identified.
WC 04.02.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	145	No issue of concern identified.
WC 04.02.04	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	145	No issue of concern identified.
WC 04.02.05	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	145	No issue of concern identified.
	Baltimore		
WC 04.03.01	<p>Insert new Development Boundary Objectives as follows:</p> <p>DB-05 Support the sustainable provision and expansion of harbour facilities, in a manner that is compatible with the protection of the Roaringwater Bay and Islands SAC and the habitats and species for which it is designated.</p> <p><u>This change effects the text only</u></p>	150	No issue of concern identified.
WC 04.03.02	<p>Amend the boundary of the existing X-03 Specific Development Objective for Baltimore and insert a new Specific Development Objective O-04 as follows:</p> <p>O-04 Open Space for recreational and community use. *</p> <p><u>This change effects the text and zoning map</u></p>	150 151 152	No issue of concern identified.
WC 04.03.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	152	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
WC 04.03.04	<p>Extend the development boundary.</p> <p><u>This change effects the zoning map only</u></p>	152	No issue of concern identified.
	Courtmacsherry		
WC 04.04.01	<p>Insert the following additional text to Specific Development Objectives O-01, O-02 and O-03:</p> <p>O-01 Open Space preserved for visual amenity and tree preservation.</p> <p>O-02 Open Space preserved for visual amenity and tree preservation.</p> <p>O-03 Open Space preserved for visual amenity and tree preservation.</p> <p><u>This change effects the text only</u></p>	157	No issue of concern identified.
WC 04.04.02	<p>Insert new Development Boundary Objective DB-05 as follows:</p> <p>Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.</p> <p><u>This change effects the text only</u></p>	157	No issue of concern identified.
WC 04.04.03	<p>Adjust the Development Boundary to remove lands</p> <p><u>This change effects the zoning map only</u></p>	158	No issue of concern identified.
WC 04.04.04	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	158	No issue of concern identified.
WC 04.04.05	<p>Include new DB-05 Development Boundary Objective as follows:</p> <p>DB-05 Support the provision of a Burial Ground.</p> <p><u>This change effects the text only</u></p>	157	No issue of concern identified.
WC 04.04.06	<p>Insert additional text to paragraph 4.4.18 as follows:</p> <p>There are pier and docking facilities and a pontoon within the village. Courtmacsherry Coastal Rowing Club is based at Courtmacsherry Beach.</p> <p><u>This change effects the text only</u></p>	155	No issue of concern identified.
WC 04.04.07	<p>Insert additional text to 4.4.13 as follows:</p> <p>There is fibre broadband availability within the</p>	154	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	village. <u>This change effects the text only</u>		
	Drimoleague		
WC 04.05.01	Insert Flood Risk Objective* in X-01 as follows: Re-use of the former train station building for tourism purposes. Any development proposal should include a comprehensive conservation plan to include an assessment of all historical and architectural elements of the building. * <u>This change effects the text only</u>	163	No issue of concern identified.
	Durrus		
WC 04.06.01	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	169	No issue of concern identified.
	Glengarriff		
WC 04.07.01	Insert additional text to Development Boundary Objective DB-08 as follows: DB-08: Develop a pedestrian/cycle route along the N71 to Bantry. (Subject to the provisions of DB-11) <u>This change effects the text only</u>	174	No issue of concern identified.
WC 04.07.02	Insert additional text to Development Boundary Objective DB-09 as follows: DB-09: Improve and extend footpaths generally within the village, particularly to the GAA grounds. Develop a pedestrian/cycle route to link with the Glengarriff Woods Nature Reserve and other amenities in this area (located 1km to the east of the village settlement). (Subject to the provisions of DB-11) <u>This change effects the text only</u>	174	No issue of concern identified.
WC 04.07.03	Delete text and insert additional text to Development Boundary Objective DB-12 as follows: DB-12: Support the sustainable provision of sustainable marine related tourism and sustainable leisure uses. <u>This change effects the text only</u>	174	No issue of concern identified.
WC 04.07.04	Delete text and insert additional text to Development Boundary Objective DB-13 as	174	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>follows:</p> <p>DB-13: Support sustainable provision of car parking, and amenity/community facilities and sustainable marine related tourism and leisure uses close to the pier area. (Subject to the provisions of DB 11).</p> <p><u>This change effects the text only</u></p>		
WC 04.07.05	<p>Insert additional text to Specific Development Objective U-02 as follows:</p> <p>Wastewater Treatment Plant. The upgrade of the Waste Water Treatment Plant will be supported, to ensure that discharges will meet the water quality objectives of Glengarriff Harbour.</p> <p><u>This change effects the text only</u></p>	175	No issue of concern identified.
WC 04.07.06	<p>Amend the Development Boundary to exclude lands within the Special Area of Conservation</p> <p><u>This change effects the zoning map only</u></p>	176	This amendment arises from the HDA Screening Assessment of the draft plan. No issue of concern identified.
WC 04.07.07	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	176	No issue of concern identified.
	Leap		
WC 04.08.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	180	No issue of concern identified.
	Rosscarbery		
WC 04.09.01	<p>Insert additional text to 4.9.20 as follows:</p> <p>The development of a heritage information centre or museum in Rosscarbery in consultation with the local community would enable the village to build on its key heritage and cultural assets.</p> <p><u>This change effects the text only</u></p>	183	No issue of concern identified.
WC 04.09.02	<p>Insert the following additional Development Boundary Objectives:</p> <p>DB-03 Prioritise the provision of traffic calming measures and the upgrading and widening of roads within the village on the</p>	184	No issue of concern identified.

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	<p>basis of need during the lifetime of the plan.</p> <p>DB-04 Improve and extend footpaths and public lighting to serve the village.</p> <p><u>This change effects the text only</u></p>		
WC 04.09.03	<p>Amend the O-01 Specific Development Boundary to exclude land</p> <p><u>This change effects the zoning map only</u></p>	185	No issue of concern identified.
WC 04.09.04	<p>Extend the Development Boundary to include land</p> <p><u>This change effects the zoning map only</u></p>	185	No issue of concern identified.
WC 04.09.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	185	No issue of concern identified.
WC.04.09.06	<p>Insert new C-01 Community, Specific Development Objective as follows:</p> <p>C-01 Community.</p> <p>Provision of a nursing home. A very high standard of architectural design is required with single storey buildings only. The visual sensitivities of the area will need careful consideration having regard to the setting of the village and the sites location overlooking the village. Any development on this site should have regard to the topography of this site which contributes to the visual setting of the area. The form, layout, siting and design of any development on this site should make a positive contribution to the landscape and visual amenities of the area. Any development on the site will be accompanied by a comprehensive landscaping scheme.</p> <p><u>This change effects the text and zoning map</u></p>	184 185	No issue of concern identified.
	Union Hall		
WC 04.11.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	196	No issue of concern identified.
	Section 5: West Cork Island Communities		
WC 05.01.01	<p>Insert additional text to GO-01 General Objectives for West Cork Island Communities as follows:</p>	201	No issue of concern identified.

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	<p>The Council will work with other stakeholders to encourage the delivery of social housing, where appropriate.</p> <p>Support rural transport initiatives and services on the Islands.</p> <p>Support the sustainable provision and expansion of harbour facilities on the Islands and on the adjoining mainland, in a manner that is compatible with the protection of the Roaringwater Bay and Islands SAC and the habitats and species for which it is designated.</p> <p>Support the sustainable provision of community, sport & recreation facilities on the Islands.</p> <p>Support and promote sustainable economic development on the islands.</p> <p>Support and help develop sustainable methods of access to education.</p> <p><u>This change effects the text only</u></p>		
	Bere Island		
WC 05.02.01	<p>Insert additional text to 5.2.22 as follows:</p> <p>The community centre and the heritage centre provide a range of services, social functions and classes. There is a cafe/restaurant and recycling facility near the Derrycreeveen pier at the western end of the island. The hotel with a bar/restaurant is located in Ballinakilla and there is a Café and public house located in Rerrin village. The 2015/2016 school records demonstrate that Mhichil Naofa primary school had 18 pupils. There is one small community health centre located on the island. The Island would benefit from the development of a playground, a multi-use games area and a childcare facility.</p> <p><u>This change effects the text only</u></p>	204	No issue of concern identified.
WC 05.02.02	<p>Insert additional text to 5.2.25 as follows:</p> <p>In this regard, an audit of council owned land on the Island would be beneficial.</p>	204	No issue of concern identified.

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	<u>This change effects the text only</u>		
WC 05.02.03	<p>Insert additional text to 5.2.26 as follows:</p> <p>The Island Community Development offices and staff play an important part in the Islands development and need to be retained.</p> <p><u>This change effects the text only</u></p>	205	No issue of concern identified.
WC 05.02.04	<p>Insert additional text to 5.2.27 as follows:</p> <p>A study on the condition of existing piers and harbours should be carried out. The mainland berthing areas at Castletownbere and Beal Lough (Pontoon) need to be retained and improved. A new deep water pier needs to be developed to support the growth of the commercial marine industry on the Island.</p> <p><u>This change effects the text only</u></p>	205	No issue of concern identified.
WC 05.02.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	207	No issue of concern identified.
	Dursey Island		
WC 05.03.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	212	No issue of concern identified.
	Heir Island		
WC 05.04.01	<p>Delete text and insert additional text to 5.4.10 as follows:</p> <p>The island lacks community facilities and has limited services, the development of which is of major importance to ensure population stability. The proposed community centre will benefit the island and should allow a base for public and other services when visiting the island and should generally be used for a wide range of events and services. In the short-term however, enhanced provision of health services and development of emergency plans are required specifically. The island contains no church, school, shop or cemetery. There is a shop, bakery and restaurant located on the Island. The provision of further community facilities including a community centre could have a multi-faceted use to include facilities for those visiting the island and</p>	214	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>development of the arts. It was also identified during the consultation process for the Integrated Islands Strategy that there is presently no consecrated burial ground on the Island.</p> <p><u>This change effects the text only</u></p>		
WC 05.04.02	<p>Insert additional text to 5.4.12 as follows:</p> <p>The sailing school on the island operates mainly on demand during the summer and is an asset in terms of attracting tourists and local groups. The island, along with the wider area, should be promoted as a sailing destination, building on the existing facilities. There are also opportunities for the island to branch into other water sports, such as kayaking. The island would benefit from the extension of the ‘Blue Way’ Skibbereen to Baltimore water activity trail. Additional activities on the island could encourage longer stays on the island. In terms of visitor accommodation, the sailing school has accommodation on site and there are holiday homes/self-catering facilities and B&B's around the island while the island has a growing arts and crafts sector.</p> <p><u>This change effects the text only</u></p>	214	No issue of concern identified.
WC 05.04.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	217	No issue of concern identified.
	Long Island		
WC 05.05.01	<p>Insert additional text to 5.5.17 as follows:</p> <p>There are two piers on Long Island; Midlands is used by small boats at all tides and by the ferry. The second island pier is located at Westerland and provides access to small boats but only at high tide in calm seas. Pier management plans would benefit the piers that serve Long Island. Such plans should deal with the provision of information and public facilities such as shelters. The installation of a pontoon at Midland pier would support the provision of water based leisure activities. The island would also benefit from the implementation of a waste management plan and the sustainable development of existing walking trails.</p>	219	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<u>This change effects the text only</u>		
WC 05.05.02	<p>Insert additional text to 5.5.18 as follows:</p> <p>There are no sports, educational, health, social or community facilities on the island. The island also lacks a proper postal service which should be extended to a full postal service with a collection point. The retention and expansion of the availability of services in Schull should be supported as the town can offer services to the island within a reasonably close distance. The island currently lacks a public building and a multi-purpose public building for meetings and events and provision of services and provision of amenities to visitors should be provided. An old school on the island may have potential for purchase and restoration for public use or one of the existing derelict dwellings may prove suitable.</p> <p><u>This change effects the text only</u></p>	219	No issue of concern identified.
WC 05.05.03	<p>Insert additional General Development Objective GDO-07 as follows:</p> <p>Support the sustainable provision of a multi-purpose Community Centre for the Island.</p> <p><u>This change effects the text only</u></p>	221	No issue of concern identified.
WC 05.05.04	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	222	No issue of concern identified.
	Oileán Chléire		
WC 05.06.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	229	No issue of concern identified.
	Sherkin Island		
WC 05.07.01	<p>Delete text and insert the following text in 5.7.5:</p> <p>The services and facilities on the island include a church, hotel, public house, summer takeaway/coffee shop, small heritage centre and the community centre which includes the library and public toilets. The existence of a hotel and hostel on the island is an asset for Sherkin in terms of providing a choice of accommodation and providing</p>	230	No issue of concern identified.

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	<p>other facilities. There are a number of no guesthouses/B&Bs on the island and some self-catering accommodation there are a small number of houses available to rent for self-catering holidays.</p> <p><u>This change effects the text only</u></p>		
WC 05.07.02	<p>Delete the following additional text in 5.7.13:</p> <p>There are two piers on the island. Space is limited at the working pier in particular. Pier management plans should improve the use of these piers. The main ferry departure point for Sherkin is from Baltimore; approximately a ten minute trip. Significant infrastructural improvements are required at Baltimore pier (i.e. designated ferry shelter) to improve services to the Island.</p> <p><u>This change effects the text only</u></p>	231	No issue of concern identified.
WC 05.07.03	<p>Delete text and insert the following additional text to 5.7.17:</p> <p>There is no waste water treatment plant or assimilative capacity within the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located at the Islanders Rest within the community centre</p> <p><u>This change effects the text only</u></p>	231	No issue of concern identified.
WC 05.07.04	<p>Delete text and insert the following additional text to 5.7.21:</p> <p>The primary school on the Island recently closed which highlights the importance of attracting young families to live on Sherkin Island children of secondary school age attend schools in the nearby mainland towns, including Skibbereen. There is a church on the Island and library facilities are also available on Sherkin and on the pier in Baltimore. There are current proposals to replace the existing community hall with a new building. Community transport on Sherkin helps improve the accessibility of the community facilities on these islands, by providing transport to Sunday masses for example. A public health nurse visits the islands once a month based on need.</p>	232	No issue of concern identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<u>This change effects the text only</u>		
WC 05.07.05	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	235	No issue of concern identified.
WC 05.07.06	Insert the following additional text to 5.7.30: The island would benefit from the extension of the 'Blue Way' Skibbreen to Baltimore water activity trail. <u>This change effects the text only</u>	233	No issue of concern identified.
	Whiddy Island		
WC 05.08.01	Insert additional General Development Objective GDO-03 as follows: Support the sustainable provision of a multi-purpose Community Centre for the Island. <u>This change effects the text only</u>	239	No issue of concern identified.
WC 05.08.02	Insert Seveso designation on Map <u>This change effects the zoning map only</u>	240	No issue of concern identified.
WC 05.08.03	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	240	No issue of concern identified.
	Section 6: Villages, Village Nuclei and Other Locations		
	Villages		
WC 06.01.01	Adjust Table 6.1 Scale of Development in West Cork Municipal District Villages by amending the Normal recommended Scale of any Individual Scheme in Rathbarry as follows: Rathbarry (Castlefreke) 24 7 10 1 4 <u>This change effects the text only</u>	244	No issue of concern identified.
WC 06.01.22	Insert text as a footnote in Table 6.1, Appropriate Scale of Development in West Cork Villages as follows: *The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited	244	No issue of concern identified.

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	to a larger settlement. <u>This change effects the text only</u>		
	Ahakista		
WC 06.01.02	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	249	No issue of concern identified.
	Allihies		
WC 06.01.03	Amend the Development Boundary to exclude Special Area of Conservation <u>This change effects the zoning map only</u>	252	No issue of concern identified.
	Ardfield		
WC 06.01.04	Amend the Development Boundary <u>This change effects the zoning map only</u>	254	No issue of concern identified.
WC 06.01.19	Include lands within the Development Boundary of Ardfield. <u>This change effects the zoning map only</u>	254	No issue of concern identified.
	Ardgroom		
WC 06.01.05	Amend the Development Boundary to exclude Special Areas of Conservation <u>This change effects the zoning map only</u>	257	This amendment arises from the the HDA screening of the draft plan. No issues of concern are identified.
WC 06.01.06	Insert new development boundary objective DB-08 as follows: New development in Ardgroom which requires a connection to the Ardgroom WWTP is on hold until such time as issues relating to the outfall location for this WWTP are resolved. <u>This change effects the text only</u>	255	This amendment arises from the the HDA screening of the draft plan. No issues of concern are identified.
	Ballylickey		
WC 06.01.07	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	263	No issues of concern are identified.
	Castletownshend		
WC 06.01.08	Insert Coastal Flooding Map	273	No issues of concern are

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	<u>This change effects the zoning map only</u>		identified.
	Crookhaven		
WC 06.01.09	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	277	No issues of concern are identified.
	Drinagh		
WC 06.01.10	Extend the Development Boundary <u>This change effects the zoning map only</u>	279	No issues of concern are identified.
	Eyeries		
WC 06.01.18	Delete lands from the O-02 Open Space specific Development Objective <u>This change effects the zoning map only</u>	281	No issues of concern are identified.
	Glandore		
WC 06.01.11	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	283	No issues of concern are identified.
WC 06.01.20	Extend the development boundary <u>This change effects the zoning map only</u>	283	No issues of concern are identified.
	Goleen		
WC 06.01.12	Amend the Development Boundary and include a new Specific Development Objective - Special Policy Area X-02 as follows: Special Policy Area. Support the co-ordinated development of this site for a mix of residential and recreation / amenity uses to also include provision for public car-parking facilities, footpaths and road widening and upgrade works. Development on this site should make a positive contribution to the visual amenities of the village. * <u>This change effects the text and zoning map</u>	286	No issues of concern are identified.
WC 06.01.13	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	286	No issues of concern are identified.
WC 06.01.14	Insert specific zoning objective X-01 and U-01 labels in the zoning map <u>This change effects the zoning map only</u>	286	No issues of concern are identified.
	Kilmichael		
WC 06.01.15	Include a new development boundary objective	291	No issues of concern are

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
	<p>DB-03 as follows:</p> <p>DB-03: Prioritise the provision of traffic calming measures on the main approaches (R 587) to the village.</p> <p><u>This change effects the text only</u></p>		identified.
	Rathbarry		
WC 06.01.16	<p>Delete Text of DB-03 as follows:</p> <p>All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 and on Kilkieran Lake.</p> <p><u>This change effects the text only</u></p>	295	No issues of concern are identified.
	Shannonvale		
WC 06.01.21	<p>Include new DB-03 Development Boundary Objective for Shannonvale as follows:</p> <p>DB-03: Support the provision of a Children's Community Playground.</p> <p><u>This change effects the text only</u></p>	303	No issues of concern are identified.
	Terelton		
WC 06.01.17	<p>Delete X-01 specific zoning objective from Map</p> <p><u>This change effects the zoning map only</u></p>	306	No issues of concern are identified.
	Village Nuclei		
WC 06.02.01	<p>Delete Text and include additional text in section 6.2.1 as follows:</p> <p>There are 18 19 Village Nuclei in the West Cork Municipal District as follows; Abbeystownry, Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.</p> <p><u>This change effects the text only</u></p>	307	No issues of concern are identified.

Amendment Ref.	Amendment	Draft LAP Page No.	Habitats Directive Assessment Screening
WC 06.02.03	<p>Insert text as a footnote in Table 6.2, Appropriate Scale of Development in West Cork Village Nuclei as follows:</p> <p>*The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><u>This change effects the text only</u></p>	308	No issues of concern are identified.
	Lislevane		
WC 06.02.04	<p>Include new DB-03 Development Boundary Objective for Lislevane as follows:</p> <p>DB-03: Improve and extend footpaths generally within the village.</p> <p><u>This change effects the text only</u></p>	331	No issues of concern are identified.
	Toormore		
WC 06.02.02	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	346	No issues of concern are identified.
	Other Locations		
	Ballinglanna		
WC 06.03.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	353	No issues of concern are identified.
	Barleycove		
WC 06.03.02	<p>Insert Flood Risk Objective* in X-01 as follows:</p> <p>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 [Refer also to DB-01] *</p>	354	No issues of concern are identified.

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	<u>This change effects the text only</u>		
WC 06.03.03	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	355	No issues of concern are identified.
	Inchydoney		
WC 06.03.04	Replace U-02 Map Label with U-01 <u>This change effects the zoning map only</u>	361	No issues of concern are identified.
WC 06.03.05	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	361	No issues of concern are identified.
	Lisbealad		
WC 06.03.06	Extend the Development Boundary <u>This change effects the zoning map only</u>	363	No issues of concern are identified.
	Ownahinchy		
WC 06.03.07	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	367	No issues of concern are identified.
	Tragumna		
WC 06.03.08	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	372	No issues of concern are identified.

Appendix II Legislative Background to Habitats Directive Assessment

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

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

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

Habitats Directive Article 6(3)

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

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

Stage One: Screening

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

Stage Two: Appropriate Assessment

Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an Appropriate Assessment and involves the compilation of a Natura Impact Report by the Planning Authority which is a

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

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

Habitats Directive Article 6(4)

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

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

Stage Three: Assessment of alternative solutions

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

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

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

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