

Cork County Council

Adopted Amendment No 4 to Carrigaline Local Area Plan (Shannonpark Framework Masterplan)

Habitats Directive Screening Statement

Prepared by Cork County Council Planning Policy Unit

January 2016



Table of Contents

1	Introduction	3
1.1	Background and Context.....	3
1.2	Description of the Proposed Amendment	4
1.3	Legislative Background Habitats Directive Assessment.....	6
2	Natura 2000 sites subject to screening – Proposed Changes Stage	8
3	Summary of Modifications to the Proposed Amendment.....	14
3.1	Preliminary Public Consultation.....	14
3.2	Statutory Public Consultation	15

1 Introduction

1.1 Background and Context

- 1.1.1 Shannonpark is a site located immediately to the north of Carrigaline which has been zoned as a Special Policy Area (X-01) in the Carrigaline Electoral Area Local Area Plan (2011). This zoning is intended to allow for substantial residential development with the additional provision of employment, educational and community facilities within the Shannonpark Site.
- 1.1.2 Cork County Council has developed a Framework Masterplan for the Shannonpark Special Policy Area. The purpose of the Framework Masterplan is to set out proposals for the development of the site. The plan provides for the development of up to 1,000 new dwellings, recreation and amenity areas including integrated sporting facilities, a primary school, public transport interchange and a neighbourhood centre development.
- 1.1.3 It is intended that once completed, the Masterplan will inform an amendment to the Carrigaline Electoral Area Local Area Plan 2011 in order to give the Masterplan a statutory footing. The Masterplan Framework Study will act as a background planning guidance document to inform the future development of the site.
- 1.1.4 In accordance with requirements of Article 6(3) of the EU Habitats Directive (43/92/EEC) as transposed into the European Communities (Birds and Natural Habitats) Regulations 2011, the impacts of the policies and objectives of plans that establish public policy in relation to land use and infrastructural development on certain sites that are designated for the protection of nature (Natura 2000 sites¹), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of the plan could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.
- 1.1.5 Habitats Directive Assessment is an iterative process which is intended to run parallel to and inform the plan making process. It involves analysis and review of the plan as it develops during each stage of plan making, to ensure that its 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 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 or policies.

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

- 1.1.6 The process may result in the development of new policy areas and/or the modification or removal of certain elements of the plan. The results of this analysis and review are presented in reports which are produced for each stage of the plan making process.
- 1.1.7 A preliminary masterplan consultation document and amendment was published in 2015 and put on display for a 4 week period from June to July 2015. These documents were assessed in accordance with the HDA requirements. The results of this assessment were represented in a Habitats Directive Screening Report. 10 submissions were received at the preliminary stage of the process which included submissions from the Department of the Environment, Community and Local Government, Dublin Airport Authority, Tipperary County Council, Environmental Protection Agency, National Transport Authority (NTA), Department of Education and Skills, Irish Water and several private landowners. Any proposed changes arising from the submissions were discussed with members of the East Cork Municipal District and the Cobh Municipal District at their July 2015 meetings.
- 1.1.8 The proposed Amendment to the Carrigaline Electoral Area Local Area Plan, Habitats Screening Report and the Environmental Report (SEA requirements) were put on display for a 6 week statutory public consultation period from the 28th September to the 9th of November 2015 and submissions and observations were invited from members of the public as well as from statutory consultees. 91 submissions were received following formal public consultation on the Amendment. A number of minor text changes were recommended to be made to the scheme on foot of those submissions. These changes are discussed in the Chief Executive Officers Report. These submissions and the recommendations of the Chief Executive were outlined in CEO report to Members in December 2015. No further material changes were proposed to be made to the amendment at the full Council meeting held on the 25th January 2016.
- 1.1.9 The recommended changes have been screened to determine whether they could have implications for one or more Natura 2000 sites. The outcome of that screening is presented in this report.

1.2 Description of the Proposed Amendment

- 1.2.1 In developing a clear vision and delivery methodology for these lands, development on this site at Shannonpark must deliver a person-centred development built around enhanced opportunities for walking, cycling and public transport use that provides for a high quality environment for people to live. The key components of such a place are:
- *Quality housing to meet the needs of citizens from all walks of life;*
 - *Well designed movement corridors to create good permeability throughout the site for cyclists and pedestrians (segregated where appropriate);*
 - *Effective connectivity to public transport and high quality amenity provision;*
 - *Attractive open space, recreation and quality green infrastructure offering the opportunity for a high quality of life; and*
 - *Best practice in overall urban design, building design and layout.*

- *A vibrant mix of community facilities; including primary and secondary schools sites and a neighbourhood centre.*
- 1.2.2 The amendment seeks to incorporate the key provisions of the master plan prepared for Shannonpark into the 2011 Local Area Plan. When the new Municipal District Local Area Plan is prepared, the planning framework for the town in its entirety will be reconsidered and updated in light of current planning and environmental policy, legislation and guidance.
- 1.2.3 The amendment acknowledges that a number of issues need to be addressed before development of any significance can take place on the Shannonpark site including:
- a) Significant investment in roads and transportation infrastructure is required in order to facilitate development;
 - b) Provision of a Water Supply;
 - c) Provision of capacity of Waste Water Treatment and Collection;
 - d) A SUDS study
- 1.2.4 The Environmental Report highlights a number of issues that need to be addressed in order to avoid, reduce or mitigate potential adverse impacts of the proposed amendment on biodiversity, soil, landscape, habitats etc. Measures to address these issues have been incorporated into the SEA and the amendment.
- 1.2.5 The amendment proposes new policies for residential densities, ecological considerations, transportation and road networks, phasing of development and the implementation of key infrastructure. In addition the amendment proposes new text for the provision of schools, water and waste-water facilities, road and transportation, cycling and public transport.
- 1.2.6 The new zonings provide for residential, business, community and open space, sports and recreational uses within the area designated as a Special Policy Area (X-01). The proposed amendment inserts new zonings and specific objectives for the following:
- 7 new medium density residential zones in line with the County Development Plan 2014 guidelines (R-11 to R-17).
 - Provision of a new recreation park along the Glounatouig stream (O-09)
 - One primary school (C-02).
 - Construction of a new link street (U-14), infrastructure improvements to the R611 (U-11) and upgrade of the Rock Road (U-12)
 - Implementation of the greenway project (ex railway line to Carrigaline U-13)

The full text of the amendment can be accessed at www.corkcoco.ie. The map showing the land use zoning proposals in the amendment is shown below.

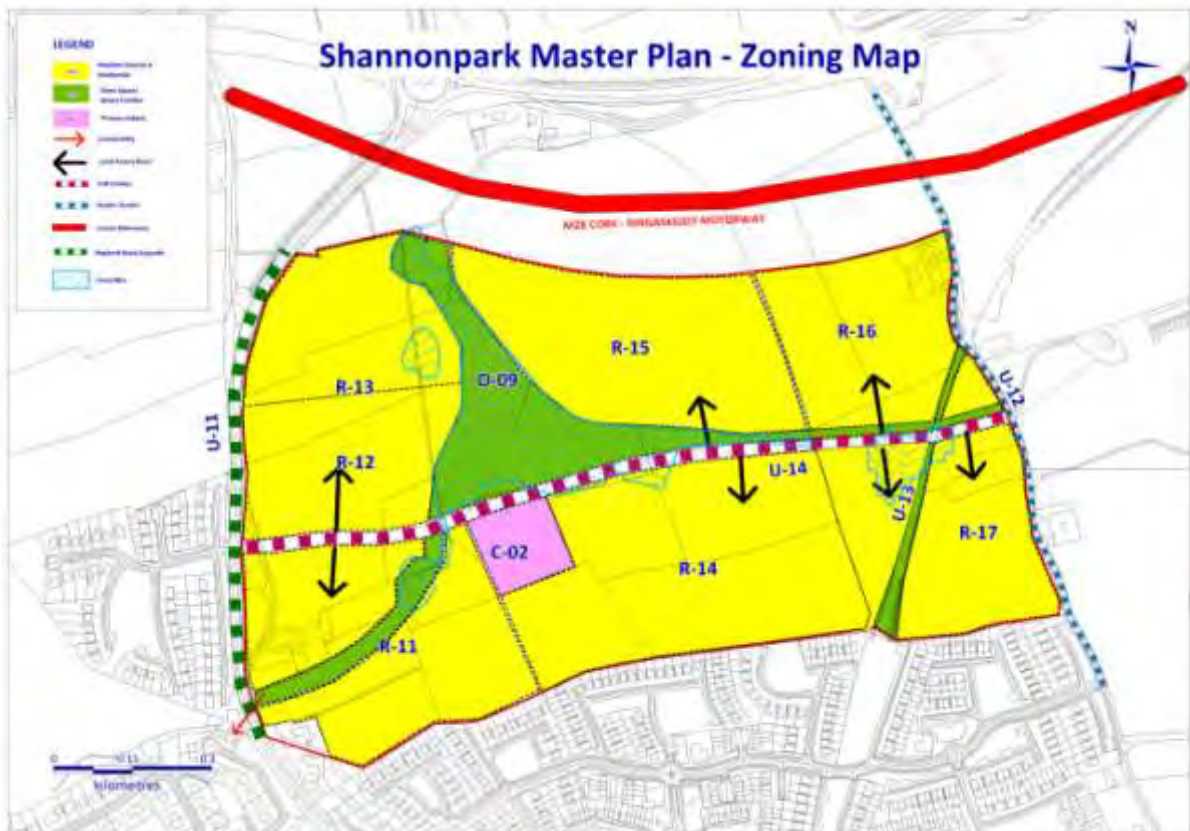


Figure 1: Shannonpark Master Plan Zoning Map – Amendment No. 4 Carrigaline Electoral Area Local Area Plan 2011

1.3 Legislative Background Habitats Directive Assessment

- 1.3.1 Habitats Directive Assessment is a process which involves the evaluation of the potential impacts of plans and projects on Natura 2000 sites and the habitats and species that they support and, where necessary, the development of mitigation measures to avoid any such impacts. It is an iterative process which runs parallel to and informs the plan making process, involving analysis and review of draft policies, or amendments/variations, as they emerge during each stage of plan making. Within this process, regard must also be had to the potential for policies or amendments to policies, to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts from the implementation of other plans or policies.
- 1.3.2 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.

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

Stage One: Screening

- 1.3.4 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

- 1.3.5 Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an Appropriate Assessment and involves the compilation of a Natura Impact Report by the Planning Authority which is a report of scientific evidence and data relating to European sites for which significant negative impacts have not been previously screened out. This is used to identify and classify any implications of the plan for these sites in view of their conservation objectives. The appropriate assessment must include a determination as to whether or not the plan or its proposed amendments would adversely affect the integrity of any European site or sites. The plan may be adopted if adverse effects on the integrity of European sites can be ruled out during the appropriate assessment process. The plan may not be adopted on foot of an Appropriate Assessment, if it is found that it will give rise to adverse impacts on one or more European sites, or if uncertainty remains in relation to potential impacts on one or more European sites following appropriate assessment.
- 1.3.6 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.

1.3.7 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

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

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

1.3.9 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.

1.3.10 This document represents the first phase of the HDA process for the Carrigaline Local Area Plan Amendment Shannonpark Masterplan, being a screening of the proposed changes to the masterplan which have arisen out of the public consultation process and from Council members following deliberations.

2 Natura 2000 sites subject to screening – Proposed Changes Stage

2.1.1 Natura 2000 sites that could be vulnerable to impacts arising from the development of the masterplan lands at Shannonpark are those with hydrological linkage to the development site. These sites were identified and described in the screening document for the proposed amendment.

<p>Natura 2000 sites which could be affected by the proposed development at Shannonpark</p>	<p>Special Areas of Conservation: Gearagh Special Area of Conservation; Great Island Channel Special Area of Conservation;</p> <p>Special Protection Area: Gearagh Special Protection Area; Cork Harbour Special Protection Area;</p>
--	---

<p>Description of the Masterplan</p>	<p>This plan sets the guiding principles for the future development of the Shannonpark Special Policy Area. The plan provides for the development of a up to 1,000 houses, a primary school, a park and ride facility as well as for the development of buildings to provide for community uses within the development site. It is proposed to provide pedestrian, cycleway and roadway links from this site to Carrigaline and Ringaskiddy. Provision is made in the plan for the development of a series of parks and green spaces which will be developed to provide recreational and amenity benefits to residents. One of the key principles of the plan is to provide for the protection and integration of environmental and ecological assets within the development. The plan identifies key requirements in terms of provision of water services and roads infrastructure which will be required to facilitate the future development of Shannonpark. It also states that a detailed SuDS plan will be prepared for the site, to ensure that surface water run-off will be contained and managed to prevent flood risk and risk of water pollution downstream.</p>
<p>Is the proposed plan directly connected with or necessary to the management of the Natura 2000 sites identified above</p>	<p>No</p>
<p>Assessment of Significant Effects</p>	
<p>Describe how the plan (alone or in combination is likely to affect Natura 2000 sites)</p>	<p>There are no Natura 2000 sites located either within the Masterplan site. However, elements of the scheme associated with the provision of water and wastewater infrastructure could potentially give rise to impacts on a number of designated sites.</p> <p>Potential Impacts on the Great Island Channel SAC and Cork Harbour SPA</p> <p>The following potential impacts on the Great Island Channel SAC and the Cork Harbour SPA have been considered in this document:</p>

	<ul style="list-style-type: none"> • The development of this scheme could increase the level of nutrient inputs to the north channel of Cork Harbour. • Without the integration of an effective SuDS system which is properly managed and maintained, the development of the Shannonpark site could give rise to increased levels of surface water entering Monkstown Creek causing negative impacts on hydrology and ecology and increasing the risk of water pollution; • Construction related activities associated with this scheme, in particular construction activities within or near watercourses including the proposed river crossings could have the potential to cause contamination of watercourses and consequently Monkstown Creek; <p>Potential Impacts on the Gearagh SAC and on the Gearagh SPA</p> <p>Water supply for Shannonpark will be sourced from the Inniscarra Lake. This lake is located within the same catchment and downstream from the Gearagh Special Area of Conservation and the Gearagh Special Protection Area. Increased levels of abstraction would be unlikely to affect water levels in the SAC and SPA, given the proposed level of abstraction relative to the size of the catchment, the location of two large reservoirs between the SAC and SPA the abstraction area, and the distance of the abstraction point from the designated sites. However, it could be possible that the new abstraction could potentially contribute to a change in the relative proportions of deep and shallow water in the SAC and the SPA, when considered in combination with other activities which influence water levels in the catchment (see list of these activities below).</p>
<p>Are there other projects or plans that together with the plan being assessed could affect Natura 2000 sites (provide details)</p>	<p>Great Island Channel SAC and Cork Harbour SPA</p> <p>Given the location of these two designated sites within a large harbour which is surrounded by a number of significant settlements including Cork City, and which also has significant Port and marine leisure related activity, there are a very large number of plans and projects within the catchment of the harbour which can contribute to impacts on water quality and potentially cause disturbance to birds. There are approximately 30 WWTPs and over 20 facilities with IPCC licenses which discharge into the watercourses of the catchment. Water quality in the harbour has been</p>

	<p>assessed to be moderate (SWRBD Transitional and Coastal Waters Action Programme, 2010), with particular pressures on water quality identified to include pressures arising from sewer overflows, waste water treatment plants and nutrient inputs from agricultural land. Many activities within and adjacent to the harbour including boating activities, port related activities as well the development of walking and cycling routes along the edge of the harbour have the potential to contribute to disturbance related impacts on birds for which the SPA is designated.</p> <p>Gearagh SAC and SPA</p> <p>Other activities within the catchment of the River Lee which have the potential to significantly affect water levels in the upper catchment include the operation of the hydroelectric station at Inniscarra; major surface water abstractions from the Inniscarra Lake and the Carrigadrohid Reservoir, as well as a large number of other abstractions within the catchment. Water levels in the catchment, are regulated by the ESB to manage flood risk in Cork City. Water levels in the catchment are also affected by rainfall.</p>
<p>Explain why these effects are not considered significant</p>	<p>It is considered that the development of Shannonpark will not cause or contribute to significant impacts on the Great Island Channel SAC or on the Cork Harbour SPA for the following reasons:</p> <ul style="list-style-type: none"> • The level of nutrient inputs to the lower part of Cork Harbour are likely to be significantly reduced arising from the development of the new Lower Harbour sewage scheme. Wastewater from this site will be treated in the new plant, and the scheme cannot be developed until that plant is operational. The discharge point for this scheme is downstream of and sufficiently distant from the Great Island Channel SAC to ensure that no potential for impacts on this site are likely to arise. • The Masterplan provides for the retention of flood plains and for the provision undeveloped buffers along watercourses even where flooding is not an issue. This is to ensure that flood plains continue to be allowed to flood and should help to provide for the protection of water quality and natural hydrological processes. • A Sustainable Urban Drainage System will be designed and

developed for this site as a matter of priority. The SuDS will be designed to cater for predicted future increases in rainfall, and shall have regard to the recommendations of the Preliminary Ecological Appraisal Report. The plan will provide for ongoing monitoring and maintenance of the system to ensure that it continues to be effective in the long term. The details of the new storm water outfall pipe and flood protection measures will be developed in tandem with the SuDS plan. These will be designed to ensure that they do not give rise to impacts on the hydrology of the estuary, increase the risk of contamination of the estuary, or give rise to direct impacts on habitats for which the SAC is designated. Timing of works to develop the outfall pipe within the estuary will be controlled to ensure that periods of sensitivity for feeding and roosting birds will be avoided.

- It is a requirement that all construction works within the development boundary will be carried out in accordance with recommended best practice s to control the risk of water pollution from construction sites;

It is considered that the development of Shannonpark will not cause or contribute to significant impacts on the Gearagh SAC for the following reasons:

It is highly unlikely that water levels in the Gearagh will be affected by the development having regard to the positioning of two substantive reservoirs between the SAC and the abstraction point and the capacity available to control water levels in the catchment through management of the dams; however, the potential for significant impacts on habitats and species for which the SAC is designated have been assessed and screened out for the following reasons:

- Old Oak Woodland: No potential for impact identified arising from reduction in water levels at the Gearagh as habitat is not dependant on hydrology of the site.
- Floating River Vegetation: No potential for impact identified, as this habitat is unlikely to be affected by altering proportion of deep water within the site.

	<ul style="list-style-type: none"> • Residual Alluvial Woodland: Positive impacts possible, as much of this habitat was removed by the original flooding of this area to create the Carrigadrohid Reservoir. If the flooded area were reduced, it is possible that the area of this habitat could be increased within the SAC. • Otter: No potential for impact identified, as this species exploits both deep and shallow water and it is unlikely that the overall area of habitat suitable for this species would be altered. <p>It is considered that the development of Shannonpark will not cause or contribute to significant impacts on the Gearagh SPA for the following reasons:</p> <p>It is highly unlikely that water levels in the Gearagh will be affected by the development having regard to the positioning of two substantive reservoirs between the SPA and the abstraction point and the capacity available to control water levels in the catchment through management of the dams; however, the potential for significant impacts on species for which the SPA is designated have been assessed and screened out for the following reason:</p> <ul style="list-style-type: none"> • Reducing water levels could increase the proportion of shallow water and exposed muds within the SPA, thereby increasing the availability of foraging habitat for many wintering bird species. Positive impacts possible.
<p>Appropriate Assessment Screening Conclusion.</p>	<p>It is concluded that Masterplan for Shannonpark will not give rise to significant impacts on any Natura 2000 site for reasons set out above.</p>
<p>List of agencies to be consulted</p>	<p>This document will be referred to the National Parks and Wildlife Service, the EPA and other Statutory Consultees for consideration during the non statutory public consultation process. The outcomes of that consultation may influence the preparation of the final Masterplan and proposed amendment to the Carrigaline Electoral Area Local Area Plan.</p>
<p>Data Collected To Carry Out The Assessment</p>	

Who carried out the assessment	This assessment was prepared by the Planning Policy Unit of Cork County Council.
Sources of data	See refs below
Level of assessment completed	Screening
Where can the full results of the assessment be accessed and viewed	See above and refs.

3 Summary of Modifications to the Proposed Amendment

3.1 Preliminary Public Consultation

3.1.1 As a result of the Preliminary Public Consultation in June/July 2015 a small number of modifications were proposed to be made to the Proposed Amendment. These are summarised in Table 1 below and are set out in full in the Chief Executives Officers Report on the Proposed Amendment on the Proposed Amendment to the Carrigaline LAP dated September 2015.

Table 1: Summary of Recommended Changes to the Proposed Amendment to the Carrigaline EA Local Area Plan 2011, Shannonpark – Preliminary Public Consultation Process

Carrigaline EA Local Area Plan 2011	Proposed Changes Arising from Public Consultation Process
Insert new text in paragraph 1.4.16	“The Council agreed that the Stage 3 Flood Risk Assessment for the lands would form the basis of a flood risk map for the area. Consequently the layout design of the site reflects the land potentially at risk of flooding and these lands have been zoned as open space/amenity on the site. The draft flood risk assessment was undertaken on part of the site the remaining portion was not assessed. The existing flood maps in the Local Area Plan relate to the Stage 1 Flood Risk Maps prepared by the OPW and JBA.”

<p>Insert new text in paragraph 1.4.17</p>	<p>“However since 2011 the OPW have produced Preliminary Flood Risk Assessment Maps (PFRA) for Cork and the entire Shannonpark site has been mapped. There is a pluvial flood risk identified through the PFRA and the OPW have advised that any development will require more detailed Flood Risk Assessment (FRA) as required by the Flood risk guidelines.”</p>
<p>Insert a new flood risk paragraph in Objective (R-17)</p>	<p>“Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning system and Flood Risk Management’ as described in sections FD 1-4, 1-5 and 1-6 in Section 1 of this plan.”</p>

- 3.1.2 The modifications to the proposed amendment, listed in Table 1 above, were examined to identify whether any additions to the draft amendment or modifications being made to the text arising from it would be likely to cause significant impacts on any Natura 2000 site, having regard to their qualifying features. In summary, the changes relate to clarifications of text and mapping and proposed rezonings on sections of the site.
- 3.1.3 The Framework Masterplan lands are within 1.5 km of a Natura 2000 site and accordingly all of the changes which have been made may have the potential to give rise to direct impacts on habitats. Equally potential for impacts relating to the disturbance of species are discounted.
- 3.1.4 The potential for any change to give rise to indirect damage to the physical quality of the environment by affecting water quality or water levels, within the above listed sites are discounted, as the changes propose only a modest increase in the scale of the development or the population targets for the site. There are minor increased requirements in terms of water supply, and there is only a minor projected increase in wastewater generation beyond those set out in the Draft Framework Masterplan and proposed Amendment.
- 3.1.5 Consideration was given to direct and indirect impacts which may arise from activities within or near Natura 2000 sites (e.g. recreational activities) which could be encouraged by any of the proposed changes. No such activities/impacts have been identified.

3.2 Statutory Public Consultation

- 3.2.1 As a result of the statutory public consultation in September – November 2015 on the revised amendment a number of modifications were proposed to be made to the Proposed Amendment. These are summarised in Table 2 below and are set out in full in the Chief Executive Officers Report on the Proposed Amendment No. 4 to the Carrigaline LAP dated December 2015.

Table 2: Summary of recommended modifications to the Revised Amendment to the Carrigaline EA Local Area Plan 2011, Shannonpark – Public Consultation Process

Carrigaline EA Local Area Plan 2011	Proposed Changes Arising from Public Consultation Process
Mapping change	Remove the indicative connectivity arrows between the proposed new development and Herons Wood housing estate on the map. This would not affect the red arrow across the R611 and the proposed greenway at U-13.
Delete the second sentence of paragraph 1.4.38	It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south.
Insert additional text in paragraph 1.3.4:	The masterplan proposals have been included in this Electoral Area Local Area Plan by amendment in order to accelerate the delivery of much needed new housing. The review of the EALAP's and the preparation of the new plan for the Municipal District presents an opportunity, in consultation with the public, for the County Council to refine the detail of the proposed development, including the infrastructure requirements.
Amend the text in Objective R-17	“Parts of this site are may be at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning system and Flood Risk Management’ as described in sections FD 1-4, 1-5 and 1-6 in Section 1 of this plan.”

3.2.2 The proposed modifications to the revised amendment were examined to identify whether any additions to the revised amendment or modifications being made to the text arising from it would be likely to cause significant impacts on any Natura 2000 site, having regard to their qualifying features. The changes relate to clarifications of text and mapping and will have no impact on the Natura 2000 sites as shown in Table 3 below, which summarises the results of the screening of proposed modifications to the Carrigaline LAP 2011 Amendment No 4.

Table 3 Screening Matrix

Natura 2000 sites	Habitat Loss	Habitat Fragmentation	Disturbance to Key Species	Reduction in Species Richness and Density	Changes in key indicators of conservation value
Great Island Channel Special Area of Conservation (1058)	X	X	X	X	X
Cork Harbour SPA Special Protection Area (4030)	X	X	X	X	X
The Gearagh Special Protection Area (4019)	X	X	X	X	X
The Gearagh Special Area of Conservation (0101)	X	X	X	X	X

Finding of No Significant Impacts, Screening Conclusion Statement

Plan Ref.	Carrigaline LAP Amendment No. 4 (Shannonpark Framework Masterplan), Proposed Changes
Name and Location of Natura 2000 sites subject to screening for appropriate assessment.	Gearagh SAC, Gearagh SPA, Great Island Channel SAC, Cork Harbour SPA
Description of the proposed changes	See Table 1 and Table 2 above.
Are the proposed changes directly connected with or necessary to the management of the	No

Natura 2000 sites identified above	
Are there other projects or plans that together with the amendments being assessed could affect the site (provide details)	No impacts identified, therefore no potential for 'in combination' impacts identified.
Assessment of Significant Effects	
Describe how the proposed amendments (alone or in combination is likely to affect Natura 2000 sites)	No changes have been identified which could give rise to impacts which could be significant.
Explained why these effects are not considered significant	Proposed changes do not direct development within or near any Natura 2000 site. No increase in population is proposed. There are no significant increased demands on water or wastewater infrastructure therefore no potential for impacts on any Natura 2000 site have been identified arising from the proposed changes to the scheme.
List of agencies consulted	The Draft Amendment was referred to the NPWS, EPA and other Statutory Consultees as well as the general public during the public consultation process. The proposed changes set out above arise from that process.
Response to Consultation	No submissions were made in relation to the AA Screening Report during public consultation.
Data collected to carry out the assessment	
Who carried out the assessment	Planning Policy Unit, Cork County Council
Sources of data	National Parks and Wildlife Service Site Synopses and other data relating to Natura 2000 sites.
Level of assessment completed	Screening
Where can the full results of the assessment be accessed and viewed	AA Screening Report and Statement
Date Assessment Completed	18 th December 2015