

East 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 East Cork Municipal District Local Area Plan, 16th November 2016 and the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 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 East Cork Municipal District Local Area Plan, November 2016 and the Proposed Amendments to that Plan, May 2017.

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 East Cork Municipal District Local Area Plan.

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

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

- Issues arising from the Environmental Report on the Draft Plan.
- Issues which arose following public consultation on the Draft Local Area Plan and Environmental Report (Section 3).
- Document the Strategic Environmental Assessment process as it relates to the proposed material amendments to the Draft Local Area Plan (Section 4); and
- 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 East 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. Eighty submissions were received during the public consultation period on the Draft East Cork Municipal District Area Local Area Plan. Twenty three of the submissions focused on general issues facing the County at large, with a further four submissions related to the Municipal District.

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

1.2.3. 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, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan. In total, 108 amendments are proposed to the Draft East 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, Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council. This period will commence on Tuesday 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th May 2017. In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

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

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

Online at www.corkcoco.ie or,

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

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

1.3.5. This document should be read in conjunction with the Draft East 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, and the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017.

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

1.3.6. All such submissions lodged within the above period will be taken into consideration prior to the making of the new East 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. Submissions or observations should quote the relevant paragraph / proposed amendment number referred to in the amendment document(s).

Section 2 Issues arising from the Environmental Report

2.1 Overview

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

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

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

2.1.4. As these mitigation measures negate or mitigate any negative impacts that could otherwise have been expected there were no recommendations arising from the SEA process. 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 East 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 the 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 the ‘Proposed Amendments to the Draft Plan’ document for the East Cork Municipal District, published on 02 May, 2017.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to East Cork 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 EC.02.06.01. and EC.03.03.09</p> <p>For the text of the amendment please see the ‘Proposed Amendments to the Draft Plan’ document for the East Cork Municipal District, published on 02 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 EC.02.02.01:

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to East Cork 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 East Cork Municipal District, published on 02 May, 2017.
3.	In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.	<p>Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan.</p> <p>Further clarification on the status of drinking water and waste water treatment infrastructure, as given in Table 2.3 of the Draft Plan will be included where appropriate.</p> <p>Proposed amendments to LAS-01 as outlined at item 1 above further strengthen the link between development, water services provisions and environmental protection.</p>	<p>See proposed amendment EC.02.06.01 and EC03.03.09 regarding the preparation and implementation of a wastewater management strategy for Cork Harbour.</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017.</p>
4.	Need for priority secondary WWT in key settlements should be addressed as a priority.	Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.	No amendment proposed on this issue. See changes proposed under item 1 above.
5.	Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan	With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process. Similarly implementation of the National Broadband Plan is not a matter for the Local Area Plan.	No amendment proposed
6.	Clarification is required on whether	Habitat mapping for parts of the Blarney, Carrigaline and Midleton	See Proposed Amendment EC.03.03.02, EC.03.03.39

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to East Cork LAP
	<p>habitat mapping has informed the plans. Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.</p>	<p>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.</p> <p>Objectives for the protection of natural heritage have already been included in the plan. See LAS-01 for example in Section 2 of the Plan which provides for the protection of Natura sites, the biodiversity of the area. Objective LAS-01 also references relevant Heritage related objectives of the County Development Plan 2014 including, HE 2-1, and HE2-2. LAS -01 (d) further references the protection of landscape features, ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with County Development Plan 2014 objectives HE 2-3, HE 2-4, HE 2-5, HE 2-6 and HE 2-7.</p> <p>See also East Cork Draft Plan Objective MD-GO-04 and MD-GO-14 for Midleton and YL-GO-03 and YL-GO-12 for Youghal, GO-01 (o) for Key Villages etc.</p> <p>Two amendments are proposed to the East Cork Draft Plan, in response to the Habitat Directive Assessment Screening Report, to rezone parts of designated Natura Sites as open space not suitable for development. – See Proposed Amendment EC.03.03.02 and EC.03.04.02</p>	<p>and EC.03.04.02 in response to the Habitat Directive Assessment Screening Report.</p> <p>For the text of the amendment please see the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017.</p>
7.	<p>Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred</p>	<p>These issues have already been addressed, as far as it is practicable, in the Environmental Report.</p> <p>The Draft East Cork Plan has been prepared by undertaking a review of the existing statutory plan for the area - the Midleton Electoral Area Local</p>	<p>No further changes proposed</p>

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to East Cork LAP
	development scenarios were informed by the environmental sensitivities of an area.	Area Plan 2011 (as amended), which was itself subject to Strategic Environmental Assessment, Habitats Directive Assessment, and Flood Risk Assessment, prior to adoption. The reality is that many of the provisions of the current LAP have been carried forward, unchanged, into the new Draft Plan 2016	
8.	Changes recommended to the wording of EPO 1, EPO 5 and EPO 8 and clarification is required on how the alternatives have been assessed.	Suggested changes to EPO 1 and EPO 5 will be implemented. Changes to EPO 8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan 2014, which was subject to SEA.	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. In relation to EPO 5 it is proposed to amend the wording of the first Target to include the additional words "as follows", as shown below: To achieve at least 'good' status in all bodies of surface waters (lakes, rivers, transitional and coastal waters). 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	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. 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,	No further amendments proposed.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to East Cork LAP
		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.	
10.	Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order service future development in Ballincollig.	The Draft LAP, and the amended text in Appendix B1 of the CE Report on the Ballincollig – Carrigaline Plan, acknowledge the need for and identify particular infrastructure to be provided to support further development in Carrigaline. The Council will continue to work closely with all infrastructure providers and stakeholders to ensure that required supporting infrastructure is advanced.	Not relevant to East Cork MD LAP.
11.	Cobh MD Submission notes new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure will need to be planned in accordance with the requirements of EIA, Water Framework Directive, Habitats and Flood Directives etc	The provision of a rail station at Ballynoe will be provided in accordance with the implementation strategy being developed by the Cork County Council for the Cobh Urban Expansion Area. Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the Traffic and Transport study for Little Island is not as yet complete and will determine how SEA and Habitats Directives will be addressed in the study.	Not relevant to East Cork MD LAP.
12.	West Cork Plan should clarify that the Schull WWTP has recently been upgraded	As part of the proposed amendments to the Draft West Cork Municipal District LAP, it is intended to revise the text of SC-GO-03 for Skull to take account of the upgrading of the waste water treatment plan.	Not relevant to East Cork MD LAP.
13.	Charleville Lands R-06 are at risk of	As part of the proposed amendments to the Draft Fermoy Municipal District	Not relevant to East Cork MD LAP.

Table 3.1: Issues raised by the EPA in response to the Draft Local Area Plans.			
	EPA Issue	CEO Response	Changes proposed to East Cork LAP
	flooding and need to be reconsidered	LAP, it is proposed to omit the CV-R-06 zoning in Charleville.	

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 details the effects on the environment of the proposed amendments to the Draft East Cork Municipal District Local Area Plan. A total of 108 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. For the text of the various amendments please see the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017. See Table 4.2 below for the environmental assessment of the amendments.

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 East Cork, the Draft Municipal District Plan 2016 sought to plan for the development of Midleton and Youghal 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 Midleton and Youghal 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 East Cork Local Area Plan will deal only with the environs of Midleton and Youghal towns. Amendments are therefore proposed to the text and maps of the Draft plan to remove text, policy / objectives on issues covered by the Midleton and Youghal Town Development Plans.

Flood Zone Mapping For Coastal Settlements / Other Flood mappings Issues

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 Youghal, Cloyne, Whitegate/ Aghada, Ballycotton, Saleen, Shanagarry/Garryvoe and Redbarn. See the proposed

amendments for these settlements as detailed the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017.

Active Land Management

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

4.2.6 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 EC. 01.07.06 in the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017.)

Strategic Land Reserve

4.2.8 Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: "an additional allowance for headroom, to allow for choice, sequencing and other local factors. This headroom should be calculated in line with the Development Plan Guidelines 2007".

4.2.9 When preparing the Draft Local Area Plan, Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.

4.2.10 A total of 17 SLR sites were considered - 12 identified in the Metropolitan Area Draft LAPs and an additional 5 no. proposed new sites which arose during the consultation process (additional

submissions requested some already identified SLR locations to be extended). These SLR sites have been subject to a High Level Appraisal and sites selected after this Appraisal are those considered potentially most suitable for zoning. Cork County Council will seek to collaborate with key stakeholders including State Agencies and land owners/developers to agree delivery-focused Framework Plans to inform the appropriate development of the lands identified over the next 12 months. This assessment will include Habitats Directive Assessment and Strategic Environmental Assessment so that full account is taken of environmental and ecological issues.

4.2.11 It is proposed to amend each of the Metropolitan Local Area Plans to make provision for a revised 'Strategic Land Reserve' section as outlined above. (See Proposed Amendment EC. 01.07.06 in the 'Proposed Amendments to the Draft Plan' document for the East Cork Municipal District, published on 02 May, 2017).

Other General Issues

4.2.12 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, the City Gateways Initiative, managing downstream flood impacts, references to the National Planning Framework and Regional Spatial and Economic Strategies. Within the Metropolitan Area changes are proposed in relation to Large Scale Retail Warehousing, Outlet Centres and the Transport Strategy for the Metropolitan Area.

4.2.13 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).

Settlement Specific Issues

4.2.14 Settlement specific issues which have generated proposed amendments cover a range of topics from zoning, boundary changes, new text re infrastructure provision, changes to the wording of zoning objectives etc. In addition, a sizable amendment has been included to provide greater clarity regarding the phasing and implementation of the Waterrock UEA.

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: 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)

Table 4.1: List of Environmental Protection Objectives, Targets and Indicators	
	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	Air Quality and Climate Factors (AQ/C) Protect and improve air quality.
EPO 7	Climate Change (C/C) 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 neutral or positive effect on the environment. It is not considered that any of the proposed changes required amendments from an SEA perspective.

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
Section 1: Introduction					
EC 01.01.01 (Table Town Council Plans)				EPO 1 – EPO 11	Screened out
EC.01.07.01 (Approach to Town Council Plans)				EPO 1 – EPO 11	Screened out
EC.01.07.02 (Housing Density)	EPO 1,			EPO 2 - EPO 11	Screened out
EC.01.07.03 (Regeneration Sites – East Only)				EPO 1 – EPO 11	Screened out
EC.01.07.04 (Urban Regeneration and Housing Act 2015)				EPO 1 – EPO 11	Screened out
EC.01.07.05 (Gateways Initiative)				EPO 1 – EPO 11	Screened out
EC.01.07.06 (ALM)	EPO 1, EPO 2,			EPO 3 - EPO 11	Screened out
EC.01.07.07 (SLR)	EPO 1, EPO 2,			EPO 3 - EPO 11	Screened out
EC.01.08.01 (Managing Downstream flood impacts)	EPO 11			EPO 1 - EPO 10,	Screened out
Section Two: Overall Strategy					
EC.02.02.01 (NPF)				EPO 1 - EPO 11,	Screened out
EC.02.04.01 (Core Strategy)				EPO 1 - EPO 11,	Screened out
EC.02.05.01 (Large Scale Retail Warehousing)	EPO 10,			EPO 1 - EPO 9, EPO 11	Screened out
EC.02.05.02 (Outlet Centres)	EPO 10,			EPO 1- EPO 9, EPO 11	Screened out
EC.02.05.03 (Employment Land Supply - East Only)				EPO 1 - EPO 11,	Screened out
EC.02.06.01(LAS-01)	EPO 5, EPO 8,			EPO 1 -EPO 4, EPO 6, EPO 7, EPO 9 - EPO 11	Screened out
EC.02.06.02 (Transport Strategy for Metropolitan Cork)				EPO 1 - EPO 11.	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
Section Three: Midleton					
EC.03.02.01				EPO 1 - EPO 11	Screened out
EC.03.03.01				EPO 1 - EPO 11	Screened out
EC.03.03.02	EPO 1 - EPO 11				Screened out
EC.03.03.03	EPO 1 -EPO 11				Screened out
EC.03.03.04	EPO 1 -EPO 11				Screened out
EC.03.03.05	EPO 1 -EPO 11				Screened out
EC.03.03.06	EPO 1 - EPO 5, EPO 7 - EPO 11			EPO 6,	Screened out
EC.03.03.07	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.08	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.09	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.10	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.11	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.12	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.13	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.14	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.15	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10,			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
	EPO 11				
EC.03.03.16	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.17	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.18	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.19	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.20	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.21	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.22	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.23	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.24	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.25	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.26	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.27	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
EC.03.03.28				EPO 1 - EPO 11	Screened out
EC.03.03.29				EPO 1 - EPO 11	Screened out
EC.03.03.30	EPO 1			EPO 2 - EPO 11	Screened out
EC.03.03.31				EPO 1 - EPO 11	Screened out
EC.03.03.32				EPO 1 - EPO 11	Screened out
EC.03.03.33	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11			EPO 3, EPO 5, EPO 8, EPO 9,	Screened out
EC.03.03.34	EPO 1,			EPO 2 - EPO 11	Screened out
EC.03.03.35				EPO 1 - EPO 11	Screened out
EC.03.03.36	EPO 11			EPO 1 - EPO 10,	Screened out
EC.03.03.37	EPO 1, EPO 2, EPO 4, EPO 6, EPO 7, EPO 10, EPO 11		EPO 9,	EPO 3, EPO 5, EPO 8,	Screened out (Mitigation has already been incorporated into the objective to ensure that detailed landscaping proposals are included with any development proposal.)
EC.03.03.38				EPO 1 - EPO 11	Screened out
EC.03.03.39	EPO 1 - EPO 11				Screened out
Section Three: Youghal					
EC.03.04.01				EPO 1 - EPO 11	Screened out
EC.03.04.02	EPO 1 - EPO 11				Screened out
EC.03.04.03				EPO 1 - EPO 11	Screened out
EC.03.04.04	EPO 1			EPO 2 - EPO 11	Screened out
EC.03.04.05	EPO 1			EPO 2 - EPO 11	Screened out
EC.03.04.06				EPO 1 - EPO 11	Screened out
Section Four – Key Villages					
EC.04.02.01				EPO 1 - EPO 11	Screened out
Castlemartyr					

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
EC.04.03.01				EPO 1 - EPO 11	Screened out
EC.04.03.02				EPO 1 - EPO 11	Screened out
EC.04.03.03	EPO 1, EPO 2,			EPO 3 - EPO 11	Screened out
EC.04.03.04	EPO 3, EPO 4, EPO 8, EPO 9,			EPO 1, EPO 2, EPO 5, EPO 6, EPO 7, EPO 10, EPO 11	Screened out
EC.04.03.05	EPO 1, EPO 2,			EPO 3 - EPO 11	Screened out
Cloyne					
EC.04.04.01				EPO 1 - EPO 11	Screened out
EC.04.04.02				EPO 1 - EPO 11	Screened out
EC.04.04.03				EPO 1 - EPO 11	Screened out
Killeagh					
EC.04.05.01				EPO 1 - EPO 11	Screened out
EC.04.05.02				EPO 1 - EPO 11	Screened out
EC.04.05.03	EPO 11			EPO 1 - EPO 10	Screened out
EC.04.05.04				EPO 1 - EPO 11	Screened out
EC.04.05.05				EPO 1 - EPO 11	Screened out
EC.04.05.06	EPO 1,			EPO 2 - EPO 11	Screened out
Whitegate / Aghada					
EC.04.06.01	EPO 1,			EPO 2- EPO 11	Screened out
EC.04.06.02				EPO 1 - EPO 11	Screened out
EC.04.06.03				EPO 1 - EPO 11	Screened out
EC.04.06.04				EPO 1 - EPO 11	Screened out
EC.04.06.05	EPO 1,			EPO 2 - EPO 11	Screened out
EC.04.06.06	EPO 1,			EPO 2 - EPO 11	Screened out
Section Five – Villages, Villages Nuclei and Other Locations					
EC.05.02.01				EPO 1 - EPO 11	Screened out
Ballycotton					

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
EC.05.02.04.01				EPO 1 - EPO 11	Screened out
EC.05.02.04.02				EPO 1 - EPO 11	Screened out
EC.05.02.04.03				EPO 1 - EPO 11	Screened out
Ballymacoda					
EC.05.02.05.01				EPO 1 - EPO 11	Screened out
Churchtown South					
EC.05.02.06.01				EPO 1 - EPO 11	Screened out
Dungourney					
EC.05.02.07.01				EPO 1 - EPO 11	Screened out
Ladysbridge					
EC.05.02.08.01				EPO 1 - EPO 11	Screened out
EC.05.02.08.02				EPO 1 - EPO 11	Screened out
Mogeely					
EC.05.02.09.01				EPO 1 - EPO 11	Screened out
EC.05.02.09.02				EPO 1 - EPO 11	Screened out
EC.05.02.09.03			EPO 11	EPO 1 - EPO 10,	Screened out
Saleen					
EC.05.02.10.01				EPO 1 - EPO 11	Screened out
EC.05.02.10.02				EPO 1 - EPO 11	Screened out
EC.05.02.10.03				EPO 1 - EPO 11	Screened out
Shanagarry / Garryvoe					
EC.05.02.11.01				EPO 1 - EPO 11	Screened out
EC.05.02.11.02				EPO 1 - EPO 11	Screened out
Section Five – Village Nuclei and Other Locations					
EC.05.02.01				EPO 1 - EPO 11	Screened out
Ballincurrig					
EC.05.03.04.01				EPO 1 - EPO 11	Screened out

Table 4.2 Strategic Environmental Assessment of the Proposed Amendments to the Draft East Cork MD LAP.					
Amendment Ref No.	Impact on EPOs				Conclusion
	+ Positive	- Negative	? Uncertain	NE Neutral	
Ballinrostig					
EC.05.03.05.01				EPO 1 - EPO 11	Screened out
Ballintotis					
EC.05.03.06.01				EPO 1 - EPO 11	Screened out
Clonmult					
EC.05.03.08.01				EPO 1 - EPO 11	Screened out
Gortaroo (Gortroe)					
EC.05.03.09.01				EPO 1 - EPO 11	Screened out
Leamlara					
EC.05.03.10.01				EPO 1 - EPO 11	Screened out
Lisgoold					
EC.05.03.11.01				EPO 1 - EPO 11	Screened out

Section 5 Strategic Flood Risk Assessment for the proposed Amendments to the Draft East 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.

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.

Item	Submitter	Issue Raised	CEO response	Proposed Amendments
1	Department of Housing, Planning, Community and Local Government	Submission suggests that the approach to Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009. Strongly recommends that any undeveloped residential zoning identified within flood zone A and B is amended to a water compatible use. The submission	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; <ul style="list-style-type: none"> In some cases, certain zonings were included in areas at risk of flooding, even when such zoning did not pass the Justification Test, as a response to a desire to retain those 	See Proposed Amendments EC.01.08.01 [Management of downstream flood impacts.] EC.03.03.36 [Flood risks from pluvial and ground water sources.]

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>also noted 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>In addition, it requests specific proposals to ensure that national policy on flood risk assessment is being upheld, in particular reassess the following residential zonings in the East Cork MD, MD-R-01, MD-R-08 and MD-R-09</p>	<p>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 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 	

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
			<p>the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.</p> <p>In addition, a Flood Relief Scheme is under way for Midleton and as part of this project new flood risk mapping is being prepared to cover the entirety of the town, and should become available in late 2017.</p> <p>In this context it is proposed to retain the zonings on a number of specific sites affected by flood risk pending the availability of the new flood maps with a view to bringing forward an amendment to the Local Area Plan as required once the flood maps are finalised to address any zoning conflicts.</p>	
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>The consideration of the potential downstream 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</p>	<p>Please see the following Proposed Amendments:</p> <p>EC.01.08.01 [Management of downstream flood impacts]</p> <p>EC.03.03.36 [Flood risks]</p>

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		<p>impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.</p> <p>The potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario.</p> <p>The submission also raises location specific issues in relation to the Claycastle / Williamstown area of Youghal, some of the SLR sites in</p>	<p>part of that review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts see proposed amendment no EC.01.08.01.</p> <p>The issue concerning Claycastle / Williamstown area of Youghal concerns land within the area governed by the Youghal Town Development Plan, and is therefore now outside the scope of this LAP review</p> <p>In relation to Midleton, and potential flood risks from pluvial and ground water sources, the following amendment is proposed: EC.03.03.36.</p> <p>In addition, a Flood Relief Scheme is under way for Midleton and as part of this project new flood risk mapping is being prepared to cover the entirety of the town, and should become available in late 2017.</p> <p>In this context it is proposed to retain the zonings on a number of specific sites in Midleton affected by flood risk pending the availability of the new flood maps with a view to bringing</p>	<p>from pluvial and ground water sources]</p> <p>EC.04.05.03 [Killeagh B-01]</p>

Table 5.1: Issues raised in relation to the Strategic Flood Risk Assessment Process.				
Item	Submitter	Issue Raised	CEO response	Proposed Amendments
		Metropolitan Cork, the Water-Rock UEA and Baneshane areas of Midleton.	forward an amendment to the Local Area Plan as required once the flood maps are finalised to address any zoning conflicts. Finally, regarding Killeagh, a further amendment is proposed which will remove the part of Killeagh B-01 that is at risk of flooding EC.04.05.03	

5.2 Flood Risk Assessment of the Proposed Amendments

5.1.1. A total of 108 amendments to the Draft Plan are proposed. (Please see Volume I – 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. Two text amendments are proposed which will have a positive impact on the management of flood risk in the area. These amendments are as follows:

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

Managing downstream flood impacts.

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

- Proposed amendment **EC.03.03.36** which proposes to insert a new paragraph after 3.3.75 which relates to flood risks from pluvial and ground water sources in Midleton as follows:

Flood risks from pluvial and ground water sources are not reflected in the flood zones illustrated in this plan. However, such risks are known in Midleton and will need to be taken into account as part of flood risk assessment of new development proposals.

5.1.3. Twenty nine 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 Table 5.2 below. 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.

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	EC.03.03.01	Midleton	None	Omission of lands covered by Midleton Town Development Plan 2013. These lands are no longer part of this LAP review.	These lands are no longer part of this LAP review. No SFRA issue to consider.
2	EC.03.03.02	Ballinacurra, Midleton	MD-O-0X	This amendment refers to a new Open Space zoning for lands adjacent to the SAC in Ballinacurra, Midleton.	These lands are located at South Quay, Ballinacurra and are proposed to be zoned as open space. The lands are at risk of flooding (Zone A) however, the proposal seeks to zone lands as open space. This is a flood compatible zoning.
3	EC.03.03.03	Midleton	MD-B-02	This amendment proposes a business use on these lands which were previously zoned for open space.	These lands are west of Midleton Town. There is no known fluvial flood risk in the area.
4	EC.03.03.04	Midleton	N/A	This amendment proposes to remove the existing residential properties from the eastern boundary of the MD-I-05 Industrial Zoning to the east of Midleton and include as built up area within the development	These lands are east of Midleton 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
				boundary.	
5	EC.03.03.27	Midleton	MD-R-26	This amendment proposes to Add in a new zoning objective MD-R-26 as follows: Medium Density A residential development	These lands are north west of Midleton Town. There is no known fluvial flood risk in the area.
6	EC.03.03.29	Midleton	MD-O-XX	This amendment proposes to include land within the development boundary and zone it as open space - new zoning objective MD-O-XX: 'Open Space suitable for water compatible uses'	Proposal seeks to zone lands as open space. The land is at risk of flooding but open space is a flood compatible zoning.
7	EC.03.03.33	Midleton	Built Up Area	This amendment proposes to Amend MD-O-05 to zone the section of MD-O-05 north of the Dungourney River as existing built up area.	These lands are east of Midleton Town, and while they are adjacent to the Dungourney river, there is no known fluvial flood risk identified on the lands.
8	EC.03.03.37	Midleton	MD-R-27	This amendment proposes to include a new Residential Zoning Objective MD-R-27 as follows: Medium A Residential Development. Any development proposal will include a detailed landscaping plan.	These lands are to the north of Midleton Town and are elevated. There is no known fluvial flood risk in the area.
9	EC.03.03.38	Midleton	Part of MD-I-04	This amendment proposes to rezone part of Open Space	The area at risk of flooding within the enlarged MD I-04 as

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 MD-O-05 to Industrial use as part of an enlarged MD-I-04.	<p>proposed, is located along the portion of the lands which adjoin the Dungourney River. The objective of the Plan (IN-01 in Section One of the Draft Plan) requires compliance with the flood risk objective of the County Development Plan and requires a site specific flood risk assessment. These objectives will ensure that development will be avoided in areas at risk of flooding.</p> <p>It is considered that the flood risk, which affects only a portion of these lands can be managed at the development management stage and will enable flood risk considerations to be managed as part of the overall layout and design of the scheme, and as part of the consideration of other issues such as SUDS, green infrastructure, landscape and ecological sensitivities of the area.</p>
10	EC.03.03.39	Midleton	Proposed Open Space	This amendment proposes to zone SAC land identified as existing built up area in Midleton as 'Open Space not suitable for development.'	Proposal seeks to zone lands as open space. The site comprises an existing public park and is identified as being at risk of flooding. Open space is a flood compatible zoning.
11	EC.03.04.01	Youghal	None	This amendment proposes to omit the lands covered by Youghal Town Development Plan	These lands are no longer part of this LAP review. 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
				2009. These lands are no longer part of this LAP review.	
12	EC.03.04.02	Youghal	YL-O-0X	This amendment proposes to zone undeveloped SAC land identified as existing built up area north of X-01 site near N25 in Youghal as Open Space.	Proposal seeks to zone lands as open space. The site is identified as being at risk of flooding. Open space is a flood compatible zoning.
13	EC.03.04.03	Youghal	None	This amendment proposes to update the Coastal Flood Zone Mapping in Youghal.	This proposed amendment is positive from a flood risk management perspective and it corrects the information available in relation to flood risk.
14	EC.04.04.01	Cloyne	None	This amendment proposes to update the Coastal Flood Zone Mapping in Cloyne.	This proposed amendment is positive from a flood risk management perspective and it corrects the information available in relation to flood risk.
15	EC.04.05.03	Killeagh	None	This amendment proposes to amend the area of B-01 in Killeagh to exclude the area that is identified as being at risk of flooding.	This proposed amendment is positive from a flood risk management perspective as it excludes lands that are at risk of flooding from the area zoned for business uses, thus reducing the potential for development in the area at risk of flooding.
16	EC.04.05.06	Killeagh	None	This amendment proposes to extend the development boundary of Killeagh to the	These lands are located to the north of Killeagh. 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
				North.	
17	EC.04.06.01	Whitegate and Aghada	None	This amendment proposes to include about 0.4 ha of lands which form part of the Glebe Manor development in Whitegate / Aghada within the development boundary.	These lands are located to the east of Whitegate. There is no known fluvial flood risk in the area.
18	EC.04.06.02	Whitegate and Aghada	None	This amendment proposes to include additional lands within the development boundary for Aghada to further consolidate the village.	These lands are located to the east of Aghada. There is no known fluvial flood risk in the area.
19	EC.04.06.03	Whitegate and Aghada	None	This amendment proposes to update the Coastal Flood Zone Mapping in Whitegate / Aghada.	This proposed amendment is positive from a flood risk management perspective and it corrects the information available in relation to flood risk.
20	EC.04.06.05	Whitegate and Aghada	None	This amendment proposes remove these lands from WG-O-06. The lands remain within the development boundary for Whitegate.	These lands are located to the west of Aghada. There is no known fluvial flood risk in the area.
21	EC.04.06.06	Whitegate and Aghada	None	This amendment proposes to remove additional lands in Aghada from Open Space objective WG-O-06, between the Marian Terrace	These lands are located to the west of Aghada. 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
				road to the south and Church Road /Aghada Presbyterian Church to the north. The lands will remain within the development boundary of the village.	
22	EC.05.02.04.01	Ballycotton	None	This amendment proposes to update the Coastal Flood Zone Mapping in Ballycotton.	This proposed amendment is positive from a flood risk management perspective and it corrects the information available in relation to flood risk.
23	EC.05.02.04.03	Ballycotton	None	This amendment proposes to extend the development boundary of Ballycotton to the West.	These lands are located to the west of Ballycotton. There is no known fluvial flood risk in the area.
24	EC.05.02.08.02	Ladysbridge	None	This amendment proposes to include lands within the development boundary for Ladysbridge.	These lands are located to the west of Ladysbridge. There is no known fluvial flood risk in the area.
25	EC.05.02.09.01	Mogeely	None	This amendment proposes to amend the Open Space zoning (O-01) to revert back to the Midleton Electoral Area Local Area Plan 2011 (include the lands to the east which were taken out in the East Cork MD draft plan.	These lands are located to the west of Mogeely. 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
26	EC.05.02.09.03	Mogeely	None	This amendment proposes to include additional lands to the north of the village within the Development Boundary.	The area which is proposed to be included within the Mogeely development boundary is identified includes lands identified as being at risk of flooding -Zone A. Development Boundary Objective DB-04 for Mogeely recognises that parts of the settlement are at risk of flooding and references objective IN-01 in Section One of the Draft Plan which in turn requires compliance with the flood risk management objectives of the County Development Plan and requires a site specific flood risk assessment. These objectives should ensure that development will be avoided in areas at risk of flooding.
27	EC.05.02.10.01	Saleen	None	This amendment proposes to include additional lands within the development boundary for Saleen.	These lands are located to the west of Saleen. Although the lands adjoin a stream, there are no known fluvial flood risks on these lands.
28	EC.05.02.10.02	Saleen	None	This amendment proposes to update the Coastal Flood Zone Mapping in Saleen.	This proposed amendment is positive from a flood risk management perspective and it corrects the information available in relation to flood risk.
29	EC.05.02.11.01	Shannagarry / Garryvoe	None	This amendment proposes to update the Coastal Flood Zone Mapping in	This proposed amendment is positive from a flood risk management perspective and it corrects 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
				Shannagarry / Garryvoe.	information available in relation to flood risk.

5.3 Strategic Flood Risk Assessment Conclusion

5.1.1. The proposed amendments to the Draft Plan have been assessed for their potential impact on flood risk management. Within this Municipal District the majority of amendments are considered to have no impact from a flood risk management perspective.

5.1.2. Two amendments (item 9 and 26 in Table 5.2 above) may have the potential for a possible minor impact but it is considered that such impacts are capable of being fully avoided at the project stage with a proper site specific risk assessment and by designing the layout of the development to avoid the areas at risk of flooding.

5.1.3. All development proposals within this Municipal District will need to comply with Cork County Development Plan Flood Risk Management objectives WS 6-1 and WS 6-2 to ensure that development is avoided in areas at risk of flooding.

Appendix A

Changes to the East 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 EPO 1 and the wording of the first target for EPO 5, as shown below. New text to be added is shown in red, text to be removed is shown ~~thus~~

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

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

Prepared by Cork County Council
Planning Policy Unit
April 2017

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1 Introduction

In November 2016 Cork County Council published the draft East 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 East Cork Municipal District Local Area Plan (April 2017) and the draft East 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 East 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.

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.

Consultation

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

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

OR

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

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

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

The East Cork Municipal District covers the eastern portion of the county extending from the shoreline of Cork Harbour and along the southern coastline to Youghal. The northern boundary of the MD follows an east west line south of the Bride River catchment. The MD encompasses the main towns of Midleton and Youghal and many villages and smaller settlements. The boundaries of the plan area are shown on **Figure 1** below.

Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>Puccinellietalia)</p> <p>and to restore the favourable conservation condition of the following habitats for which the Ballymacoda (Clonpriest and Pillmore) SAC is designated:</p> <ul style="list-style-type: none"> • <i>Salicornia</i> and other annuals colonising mud and sand <p>These habitats are defined by attributes and targets set out in NPWS Conservation Objectives for Ballymacoda (Clonpriest and Pillmore) (Feb 2015) available at www.NPWS.ie</p>
1058	Great Island Channel SAC	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] 	<p>To maintain the favourable conservation condition of the following habitats for which the Great Island Channel SAC is designated:</p> <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] <p>These habitats are defined by attributes and targets set out in Conservation Objectives for the Great Island Channel SAC (June 2014) available at www.NPWS.ie</p>
2170	Blackwater River (Cork/Waterford)	<ul style="list-style-type: none"> • Estuaries [1130] • Mudflats and sandflats not 	To maintain the favourable conservation condition of the

Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
	SAC	<p>covered by seawater at low tide [1140]</p> <ul style="list-style-type: none"> • 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] • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] • <i>Taxus baccata</i> woods of the British Isles [91J0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Alosa fallax fallax</i> (Twaiite Shad) [1103] • <i>Salmo salar</i> (Salmon) [1106] • <i>Lutra lutra</i> (Otter) [1355] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] 	<p>following habitats and species for which the Blackwater River SAC is designated:</p> <ul style="list-style-type: none"> • <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Salmo salar</i> (Salmon) [1106] • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • Perennial vegetation of stony banks [1220] • <i>Salicornia</i> and other annuals colonising mud and sand [1310] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • <i>Trichomanes speciosum</i> (Killarney Fern) [1421] • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] <p>and to restore the favourable conservation condition of</p> <ul style="list-style-type: none"> • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Alosa fallax fallax</i> (Twaiite Shad) [1103] • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]

Table 1: All Natura 2000 Sites Within the East 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] • <i>Lutra lutra</i> (Otter) [1355] <p>These habitats and species are defined by attributes and targets set out in (Conservation Objectives for Blackwater River SAC July 2012) available at www.NPWS.ie</p> <p>*status of <i>Taxus baccata</i> woods of the British Isles as a qualifying feature for this SAC is currently under review.</p>
4022	Ballycotton Bay SPA	<ul style="list-style-type: none"> • Teal (<i>Anas crecca</i>) [A052] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Turnstone (<i>Arenaria interpres</i>) [A169] • Common Gull (<i>Larus canus</i>) 	<p>To maintain the favourable conservation condition of the following bird species in Ballycotton Bay SPA:</p> <ul style="list-style-type: none"> • Teal (<i>Anas crecca</i>) [A052] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>)

Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<p>[A182]</p> <ul style="list-style-type: none"> • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Wetland [A999] 	<p>[A160]</p> <ul style="list-style-type: none"> • Turnstone (<i>Arenaria interpres</i>) [A169] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] <p>and to maintain the favourable conservation condition of the wetland habitat in Ballycotton Bay SPA as a resource for the regularly-occurring migratory birds that utilise.</p> <p>These habitats and species are defined by attributes and targets set out in Conservation Objectives Ballycotton Bay SPA (Aug 2014) which are available at www.NPWS.ie</p>
4023	Ballymacoda Bay SPA	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa</i> 	<p>To maintain the favourable conservation condition of the following bird species in Ballymacoda Bay SPA:</p> <ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142]

Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> <i>limosa</i>) [A156] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Curlew (<i>Numenius arquata</i>) [A160] • Redshank (<i>Tringa totanus</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Wetland [A999] 	<ul style="list-style-type: none"> • Sanderling (<i>Calidris alba</i>) [A144] • 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] • Redshank (<i>Tringa totanus</i>) [A162] • Turnstone (<i>Arenaria interpres</i>) [A169] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] <p>and to maintain the favourable conservation condition of the wetland habitat in Ballymacoda Bay SPA as a resource for the regularly-occurring migratory birds that utilise.</p> <p>These habitats and species are defined by attributes and targets set out in Conservation Objectives Ballymacoda Bay (Feb 2015) which are available at www.NPWS.ie</p>
4028	Blackwater Estuary SPA	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] 	To maintain the favourable conservation condition of the following bird species in the Blackwater Estuary SPA:

Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • 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] • Redshank (<i>Tringa totanus</i>) [A162] • Wetlands [A999] 	<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris 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] • Redshank (<i>Tringa totanus</i>) [A162] <p>and to maintain the favourable conservation condition of the wetland habitat in the Blackwater Estuary SPA as a resource for the regularly-occurring migratory birds that utilise it.</p> <p>These habitats and species are defined by attributes and targets set out in Conservation Objectives Blackwater Estuary SPA (May 2012) which are available at www.NPWS.ie</p>
4030	Cork Harbour SPA	<ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] 	<p>To maintain the favourable conservation condition of the following bird species in Cork Harbour SPA:</p> <ul style="list-style-type: none"> • Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] • Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] • Cormorant (<i>Phalacrocorax</i>

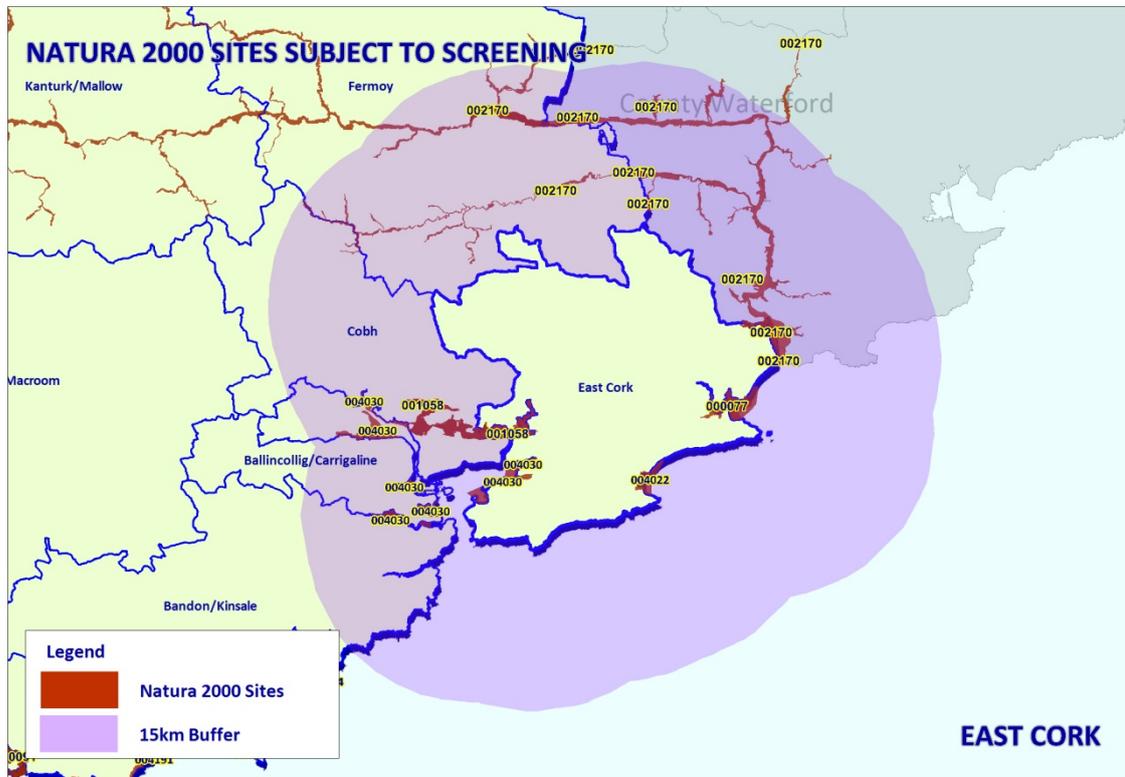
Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
		<ul style="list-style-type: none"> • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris 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] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] • Wetlands [A999] 	<ul style="list-style-type: none"> <i>carbo</i>) [A017] • Grey Heron (<i>Ardea cinerea</i>) [A028] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Pintail (<i>Anas acuta</i>) [A054] • Shoveler (<i>Anas clypeata</i>) [A056] • Red-breasted Merganser (<i>Mergus serrator</i>) [A069] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Golden Plover (<i>Pluvialis apricaria</i>) [A140] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Lapwing (<i>Vanellus vanellus</i>) [A142] • Dunlin (<i>Calidris 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] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Common Tern (<i>Sterna hirundo</i>) [A193] <p>and</p> <ul style="list-style-type: none"> • to maintain the favourable conservation condition of the wetland habitat in Cork Harbour

Table 1: All Natura 2000 Sites Within the East Cork MD or otherwise identified as requiring screening

Site Code	Site Name	Qualifying Interests	Conservation Objectives
			<p>SPA as a resources for the regularly-occurring migratory birds that utilise it.</p> <p>These habitats and species are defined by attributes and targets set out in Conservation Objectives Cork Harbour SPA (Dec 2014) which are available at www.NPWS.ie</p>
4094	River Blackwater Callows SPA	<ul style="list-style-type: none"> • Whooper Swan (<i>Cygnus cygnus</i>) [A038] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Wetland and Waterbirds [A999] 	<p>To maintain or restore the favourable conservation condition of bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> • Whooper Swan (<i>Cygnus cygnus</i>) [A038] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] <p>and</p> <ul style="list-style-type: none"> • to maintain or restore the favourable condition of the wetland habitat at Blackwater Callows as a resource for the regularly-occurring migratory waterbirds that utilise it <p>as set out in the Conservation Objectives for the Blackwater Callows SPA (August 2016) which are available at www.NPWS.ie</p>

Figure 2 Natura Sites Subject to Screening



4 Summary of Proposed Amendments

There were a total of 80 submissions received during the public consultation period on the Draft East Cork Municipal District Area Local Area Plan. 23 submissions focused on general issues facing the County at large, with a further 4 submissions relating to the Municipal District. The majority of the submissions received (43) related to issues in the 2 main towns within the Electoral area. 8 submissions related to issues in the key villages, 10 submissions related to issues in the villages and village nuclei.

A total of 108 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 (Youghal and Middleton) 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 set out further detail in relation to future development of proposed Urban Expansion Areas at Water-rock;
- 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	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
within sensitive Natura catchments.						
Proposed amendments which could increase levels of human activity within or near Natura 2000 sites.	None	n/a	n/a	n/a	n/a	n/a
Other amendments 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

East Cork Municipal District Local Area Plan Proposed Amendments - Screening Conclusion	
Natura 2000 sites subject to Screening for Appropriate Assessment	Ballymacoda (Clonpriest and Pillmore) SAC 0077 Great Island Channel SAC (1058) Blackwater River (Cork/Waterford) SAC (2170) Ballycotton Bay SPA (4022) Ballymacoda Bay SPA (4023) Blackwater Estuary SPA(4028) Cork Harbour SPA (4030) River Blackwater Callows SPA (4094)
Description of the Amendments	See Appendix I of this report and Proposed Amendments Document.
Are the Amendments Directly Connected with Or Necessary to the Management of the Natura 2000 sites identified above	No

<p>Are there other projects or plans that together with these amendments which could give rise to cumulative impacts on any of the above listed sites.</p>	<p>Other plans that set land use policy and promote the intensification of economic, tourism, agriculture and forestry activity in within the catchments of Cork Harbour, Ballymacoda, Ballycotton and the Blackwater Estuary may include policies whose implementation could result in negative 'in combination' effects on habitats and species for which the above listed sites are designated include <i>inter alia</i>:</p> <ul style="list-style-type: none"> • Atlantic Gateways Initiative 2006 • Common Agricultural Policy (2014-2020) • Cork Area Strategic Plan (2008) • Cork County Development Plan 2015 • Cork City Development Plan 2015-2021 • Waterford County Development Plan 2011-2017 • Kanturk – Mallow MD Draft Local Area Plan 2016 • Fermoy MD Draft Local Area Plan 2016 • Cobh MD Draft Local Area Plan 2016 • Ballincollig-Carrigaline MD Local Area Plan 2016 • Forests, products and people – Irelands forest policy-a renewed vision 2014 • Harvest 2020-A Vision for Irish Agri-Food and Fisheries • 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 • National Tourism Action Plan 2016-2018 • National Waste Management Plan 2004-2009 • North and West Cork Strategic Plan 2002-2020 • Port of Cork Strategic Development Plan 2010 • Smarter Travel. A New Transport Policy for Ireland 2009-2020 • South Western Regional Planning Guidelines 2010-2022 <p>The primary issues of concern are</p> <ul style="list-style-type: none"> • Plans/policies which could result in increased pressure for development within Natura 2000 sites; • Plans/policies resulting in an increased pressure on water quality in sensitive catchments; • Plans/policies which may hinder natural hydrological processes within the coastal zone and in freshwater systems; and • Plans/policies which increase human activity within and near areas of high importance for feeding and roosting birds.
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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 document for Maps and Appendices referred to in this table.

Change No.	Proposed Change	Page No.	HDA Assessment
	Section One: Introduction		
EC 01.01.01	Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans. (See Proposed Amendments document for revised table). Note: This change refers to the text of the draft plan only.	6	No issues of concern identified.
EC.01.07.0 1	Approach to Town Council Development Plans Delete Paragraph 1.7.6 and replace with new text as follows; 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 Area 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. It is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town 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	17	No issues of concern identified.

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.</p> <p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.01.07.0 2	<p>Insert new Heading "Housing Density" and text after "Green Infrastructure" as follows;</p> <p>Housing Density</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>Note: This change refers to the text of the draft plan only.</p>	28	No issues of concern identified.
EC.01.07.0 3	<p>Amend paragraph 1.7.25 to read 'regeneration sites have been identified in all some towns.</p> <p>Note: This change refers to the text of the draft plan only.</p>	17	No issues of concern identified.
EC.01.07.0 4	<p>It is proposed to include the following paragraph after 1.7.25</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</p>	17	No issues of concern identified.

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>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.</p> <p>This will be achieved through a focussed application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.'</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.01.07.0 5	<p>Insert the following new paragraph in the section on the City Gateway's Initiative:</p> <p>"Initially this initiative will focus on aesthetic and environmental improvements in these areas in advance of an integrated Land Use and development framework to be conducted in collaboration with the relevant stakeholders including, relevant landowners, Cork City Council , the National Transport Authority and Transport Infrastructure Ireland."</p> <p>Note: This change refers to the text of the draft plan only.</p>	18	No issues of concern identified.
EC.01.07.0 6	<p>It is proposed to include the following text before the section on Strategic Land Reserve (Paragraph 1.7.33)</p> <p>Active Land Management</p> <p>In response to an indentified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.</p> <p>Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development</p>	19	No issue of concern identified.

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>plans:</p> <p><i>Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.</i></p> <p><i>The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.</i></p> <p>Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.</p> <p>In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:</p> <ul style="list-style-type: none"> • Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets • The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates • The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state • Opportunities to promote modal shift and 		

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors</p> <ul style="list-style-type: none"> • Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork <p>It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.</p> <p>A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.</p> <p>During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:</p> <ol style="list-style-type: none"> 1. Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes. 2. Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis. 3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having 		

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>regard to the stated <i>Scale of Development</i> and <i>Normal Recommended Scale of any Individual Scheme</i> requirements set out in this Plan.</p> <p>This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.</p> <p>4. Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.01.07.07	<p>It is proposed to delete the paragraphs 1.7.33 – 1.8.46 and all related maps, table 1.3, figure 2 and the description of each SLR and replace with the following:</p> <p>Strategic Land Reserve</p> <p>Section 2.2.15 of the Cork County Development Plan 2014 provides a context for the evidence based analysis that points to the requirement to provide a Strategic Land Reserve in County Metropolitan Cork, including the fact Paragraph 4.2.11 of the SWRPGs gives support for provision of the following: “an additional allowance for headroom, to allow for choice, sequencing and other local factors. This</p>	19	It was recommended through the HDA process that it be clarified that detailed assessments of SLR areas which will be used to identify lands for development will include Habitats Directive

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>headroom should be calculated in line with the Development Plan Guidelines 2007”.</p> <p>When preparing the Draft Local Area Plan Cork County Council again identified the need for additional strategic land reserves (in the order of 300ha - 400ha), to take account of the requirements set out in the CDP 2014 but also in the context of anticipated economic and population growth in the State over the coming decades and which is likely to be concentrated at locations like Metropolitan Cork which are best positioned to drive increased economic activity.</p> <p>A total of 17 SLR sites were considered - 12 identified in the Draft LAPs and an additional 5 no. proposed new sites during the consultation process (additional submissions requested some already identified SLR locations to be extended).</p> <p>The SLR sites have been subject to a High Level Appraisal based on the following:</p> <ol style="list-style-type: none"> 1. Sequential Approach: Selecting sites based on the principle that potential green-belt development should, where deemed appropriate, be located in the immediate environs of Cork City in the first instance. 2. Infrastructural Investment: Where sites offer opportunities to leverage maximum returns from infrastructural development but which would not prejudice the delivery of, or necessitate upfront investment which may be considered, regional or national in scale 3. Multi-modal Transport Opportunities: Located so as to offer potential multi-modal opportunities for accessing local trip generating services, existing/proposed public transport services and strategic employment areas <p>The High Level Appraisal has resulted in the emergence of 6 no. SLR sites at this stage (SLR3 Castletreasure, SLR4 Frankfield/Grange, SLR5 Togher/Doughcloyne, SLR6 Ardrostig, SLR7 Ballincollig East-Carrigrohane, SLR12 Oldcourt) as potentially having greater capacity to deliver. However, as all sites have matters to be considered in detail, it is recognised that detailed assessment is required, including consultation</p>		<p>Assessment and Strategic Environmental Assessment. This recommendation has been accommodated via this amendment.</p>

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>with landowners and state agencies. On this basis it is proposed to retain all the original 12 no. SLR sites for further detailed assessment, before preparation of site appraisals and development briefs for consideration by Development Committee.</p> <p>The assessment will include Habitats Directive Assessment and Strategic Environmental Assessment so that full account is taken of environmental and ecological issues.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.01.08.0 1	<p>Include the following text in Section 1.8</p> <p>Managing downstream flood impacts</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.'</p> <p>Note: This change refers to the text of the draft plan only.</p>	27	No issue of concern identified.
	Section Two: Overall Strategy		
EC.02.02.0 1	<p>Insert additional text heading and paragraph after paragraph 2.2.3 in section 2;</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a 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</p>	35	No issue of concern identified.

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	<p>areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.02.04.0 1	<p>Delete table 2.2 in Section 2 and replace with revised table 2.2 (see Proposed amendments document for revised table).</p> <p>Note: This change refers to the text of the draft plan only.</p> <p>The Core Strategy in the Cork County Development Plan 2014, outlines an estimated net residential area zoned in Midleton of 190.11 Ha. The figure published in this plan, 185 Ha is about 5 Ha lower, as a result of the amendment adopted by the County Council to the Midleton Electoral Area Local Area Plan (2011) to provide greater detail for the Waterrock Urban Expansion Area (January, 2016). In addition to this change, the draft plan proposed a new residential zoning in Broomfield, MD-R-03. Aside from a minor change to the MD-R-01 to reflect the fact that the school was now built, there were no other changes to the residentially zoned development lands in Midleton Environs.</p> <p>In relation to Youghal, the Core Strategy in the Cork County Development Plan 2014, outlines an estimated net residential area zoned in Youghal of 78.6 Ha. This figure includes the 66.3 ha in the former Youghal Town Council area. However, the Estimated Net Residential Area zoned in Youghal as published in this plan includes 25.5 ha of land with a residential restriction option. It is important to note that these 'residential restriction' lands, although not conventionally 'zoned' in the Town Plan provide an important part of the residential land supply in Youghal and are therefore included in the net residential area zoned in Youghal.</p> <p>There were no other changes to the residentially zoned development lands in Youghal Environs.</p>	38	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.

Change No.	Proposed Change	Page No.	HDA Assessment
	Note: This change refers to the text of the draft plan only		
EC.02.05.0 1	<p>Large Scale Retail Warehousing</p> <p>Delete Paragraph 2.7.2 and replace with revised text as follows;</p> <p>2.7.2 The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. As detailed in the RPG’s the scale of such outlets requires a regional, if not national, population catchment. In this regard a proposal for such a retail warehouse development in excess of 6,000 sq. metres may be appropriate in Cork Gateway. Specific criteria regarding such developments are set out in the RPG’s and in particular such developments must accommodate a range of bulky goods together with a range of customer facilities which require a national population catchment. Furthermore such developments must not adversely affect the efficiency of the national road network and it be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads taking account of the opportunities for encouraging a modal split towards more sustainable travel modes. Such development should also be served by existing or planned public transport services. The potential impact of a retail warehouse in excess of 6,000 sq. metres will need to be carefully examined in the context of this guidance.”</p> <p>"The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. Specific criteria regarding such developments are set out in the Retail Planning Guidelines as follows;</p> <p>a) Will accommodate a range of predominantly bulky goods under one roof,</p>	41	No issue of concern identified.

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	<p>together with a range of customer facilities (e. restaurant, crèche), on a scale which requires a regional, if not national, population catchment;</p> <p>b) Is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that proposals can demonstrate the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes;</p> <p>c) Will be served by existing or planned public transport services;</p> <p>d) Will make adequate provision for those opting for home delivery of goods other than by private car;</p> <p>e) Will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and</p> <p>f) Will take account of the vitality/viability criteria in respect of city/town centres set in the Retail Planning Guidelines and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre locations.</p> <p>Any proposed sites designated for this use would in particular need to satisfy the locational criteria at (b) and (c) above.</p> <p>The potential impact of a retail warehouse in excess of 6,000 sq. m. will need to be carefully examined in the context of this guidance.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.02.05.0 2	<p>Amend Section 2.5 by including the following after the sub section on Large Scale Retail Warehousing.</p> <p>Outlet Centres</p> <p>Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012) describes outlet centres as ‘groups of stores retailing end-of-season or discontinued items at discounted prices and are typically located in out-of-centre locations.’</p>	41	No issue of concern identified.

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	<p>Furthermore, the Retail Planning Guidelines highlight the following characteristics of outlet centres:</p> <p>‘The success of these outlet centres depends on attracting customers from a wide catchment area, and from the tourism sector. When they are located out-of-town on greenfield sites, they can divert a significant amount of expenditure on comparison shopping goods away from established city/town centres and tourist centres even some distance away. Nonetheless, outlet centres within or immediately adjacent to a city or town centre can generate commercial synergies with the established retail outlets, thereby raising the profile of the centre and enhancing aggregate turnover on retail goods and leisure activities.’</p> <p>‘It should be recognised, however, that outlet centres are unlikely to succeed commercially in close proximity to the main urban centres in Ireland because retailers do not normally choose to trade at a large discount in direct competition with their high street outlets. However, experience shows that this constraint is unlikely to arise with smaller or secondary town centres, especially those in areas which attract large numbers of tourists.’</p> <p style="text-align: center;"><i>Retail Planning Guidelines for Planning Authorities (2012)</i></p> <p>Hence, having regard to the specific niche market that outlet centres operate within, applicants need to demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations. In addition, applicants can benefit from proposing a location that attracts large numbers of tourists.</p> <p>Furthermore, potential locations of outlet centres should be such that they complement existing retail offerings / established tourist areas, and having regard to the foregoing, locations within Metropolitan Cork emerge as the most appropriate location to create those economic synergies.</p> <p>Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:</p> <ul style="list-style-type: none"> • will accommodate predominantly the retailing of end-of-season or discontinued items; • demonstrate that the products sold will not 		

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	<p>be in competition with those currently on sale in typical city/town centre locations;</p> <ul style="list-style-type: none"> • demonstrate ability to reinforce existing tourism sector; • the provisions of the Cork County Development Plan and Metropolitan Cork Joint Retail Strategy; • the sequential test set out in chapter 4 of the Retail Planning Guidelines for Planning Authorities; • is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that the proposal can demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes; • will be served by existing or planned public transport services; • will make adequate provision for private car use; • will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and, • will take account of the vitality/viability criteria in respect of city/town centres set out in the Retail Planning Guidelines for Planning Authorities (2012) and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre location. <p>Note: This change refers to the text of the draft plan only.</p>		
EC.02.05.0 3	<p>It is proposed to amend the Employment Land Supply Table (2.4) to remove the areas covered under the Town Council Development Plans.</p> <p>Note: This change refers to the text of the draft plan only. See Proposed Amendment Document for amended table.</p>	41	No issue of concern identified.
EC.02.06.0 1	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p>	43	This amendment arose in part from the Habitats Directive

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	<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>g) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014.</p> <p>h) 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>i) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014.</p> <p>j) 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>k) Preserve and protect the archaeological and architectural heritage which</p>		<p>Assessment of the draft plan. No issues of concern identified.</p>

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	<p>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>I) The Council is committed to the preparation and implementation of a Wastewater Management Strategy for the Cork Harbour Area (as per the County Development Plan 2014).</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.02.06.0 2	<p>Transport Strategy for Metropolitan Area</p> <p>Insert additional paragraph after 1.7.45 as follows;</p> <p>Transport Strategy for Cork Metropolitan Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metropolitan Cork. It will be used to inform transport investment levels and prioritisation. Will provide analytical basis for integration of land use and transport planning – social, economic and environmental indicators. Strategy will be able to inform sustainable land use policy formulation.</p> <p>Note: This change refers to the text of the draft plan only.</p>	43	No issues of concern identified.
	Section Three: Main Towns		
EC.03.02.0 1	<p>Delete Table 3.1 and replace with the following: (Note this change will result in consequential changes to tables 3.2 and 3.3). See Proposed Amendments Document for revised table.</p>	47	No issues of concern identified.
	Midleton		
EC.03.03.0	Amend Section 3.1, 3.2 and 3.3 to remove references	46-105	No issues of

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1	<p>to the lands that are covered by the provisions of the Midleton Town Development Plan (2013). Please refer to Section 4 for the text in full (<u>underlined and in bold</u>).</p> <p>Also, please note that this revised section 3 [Section 4 of this document] also includes all of the proposed changes set out in this section which relate to Midleton town. These changes are outlined in bold only.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement.</p>		concern identified.
EC.03.03.0 2	<p>Zone undeveloped land adjacent to SAC identified as existing built up area in Midleton (Ballinacurra) as 'Open Space not suitable for development.' The wording of the MD-O-0X specific objective will read as follows:</p> <p>MD-O-0X: Open Space not suitable for development.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement</p>	81	This amendment arises from the Habitats Directive Screening Assessment of the draft plan. No issue of concern arises.
EC.03.03.0 3	<p>Change the land use on the eastern part of MD-O-04 from Open Space to Business Uses.</p> <p>The wording of the MD-B-02 specific objective will read as follows:</p> <p>MD-B-02: Business uses. Access to the site from the Northern Relief Road shall be provided to the south of the site in consultation with the Non National Roads Design Office (CCC). The layout of the proposed development shall also make provision for access to the lands to the east of the site.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement</p>	78	No issues of concern identified.
EC.03.03.0 4	<p>Remove the existing residential properties from the eastern boundary of the MD-I-05 Industrial Zoning to the east of Midleton and include as built up area within the development boundary. There is no specific objective relating to this change:</p> <p>Note: This change refers to the zoning map for the settlement</p>	83	No issues of concern identified.
EC.03.03.0	<p>Amend the paragraph relating to Ballinacurra, to provide an update on the requirement for</p>	49	No issues of

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5	<p>community facilities.</p> <p>Include the following text after paragraph 3.3.8:</p> <p>Additional community facilities are required in Ballinacurra in order to cater for the growing population there, including, potentially, a primary school to be provided in consultation with the Department of Education and Skills and a playground. These facilities should be given priority during the lifetime of this plan.</p> <p>Note: This change refers to the text of the draft plan only.</p>		concern identified.
EC.03.03.0 6	<p>Amend zoning objective MD-R-01 as follows:</p> <p>Medium A Density Residential Development. Full development of this site is dependent on revised / improved access arrangements being available to the N25. In submitting proposals for the development of this land, the developer will be required to demonstrate, to the satisfaction of the planning authority, that the proposals for this land can, in future, be satisfactorily integrated with other land in the Baneshane area and linked to the town centre, it's railway station and the site identified in this plan as a possible second station to serve the town at Water Rock; No new houses shall be commenced until the community and recreational facilities needed to serve the development are commenced by the developer. Development proposals shall be accompanied by a Traffic Impact Assessment and Road Safety Audit which will guide development proposals pending the necessary improvements to the N25. and the development of new houses shall be limited to 400 in number until such time as the New Grade Separated Junction with the N25 is completed by either Cork County Council or by way of Public Private Partnership with the developer.</p> <p>* Flood risk on site * ^</p> <p>Note: This change refers to the text of the draft plan only.</p>	73	No issues of concern identified.
EC.03.03.0 7	Amend zoning objective MD-R-05 to change the density from High to Medium A which is considered a	74	No issues of concern identified.

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	<p>more appropriate in this setting.</p> <p>Delete the existing MD-R-05 and replace with the following:</p> <p>Medium A Density Residential Development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit. *</p> <p>Note: This change refers to the text of the draft plan</p>		
EC.03.03.0 8	<p>Amend zoning objective MD-R-06 to change the density from High to Medium A which is considered a more appropriate in this setting.</p> <p>Delete the existing MD-R-06 and replace with the following:</p> <p>Medium A Density residential development. The development proposal shall also include a detailed Traffic and Transport Assessment and road safety audit.</p> <p>Note: This change refers to the text of the draft plan</p>	74	No issues of concern identified.
EC.03.03.0 9	<p>Amend the text of Section 3 to reflect updated position regarding the phasing and implementation of Waterrock including the deletion of Figure 1: Phasing of the Waterrock Masterplan:</p> <p>Infrastructure</p> <p>Roads</p> <p>The N25 runs through the south of Midleton and while a portion of the town lies to the south of the road, it functions as a by-pass. Improvements and upgrades to both the N25 Carrigtwohill -Midleton and N25 Midleton – Youghal sections of the corridor are planned but are currently suspended pending the availability of funding. It is considered likely that this project will need to be advanced during the lifetime of this plan and upgraded National Road infrastructure delivered in tandem with the delivery of the development proposed for the town as a whole. The N25 upgrade project will help address the following issues:</p>	66-83	This amendment references the Cork Harbour Waste Water Management Strategy. The development and implementation of this strategy will be necessary to ensure that future large scale development in the harbour area can be facilitated.

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	<ul style="list-style-type: none"> • Existing poor quality intersections/junctions; • Growth in background traffic levels since the current road was constructed; • Capacity to accommodate planned development; and • Headroom capacity to accommodate future growth (beyond this plan) <p>The Northern Relief road will act as a distributor road bypassing the town centre to the north. Phase 1 has been completed, however Phases 2 and 3 are dependent on the availability of finance. Traffic congestion and parking is a significant issue in the town, particularly on the main street and around the numerous schools in the town. Two potential routes are shown on the Midleton zoning map for the southern portion of Phase 3 of the route, running to the east, and west, of MD-I-04. These lines are indicative. The critical requirement for this route is that it joins the Old Youghal Road (R907) at a point sufficiently west of the junction between the R907 and the N25, to avoid negative impacts on the operation of the N25. The Council will consider other route alignment options that satisfy this requirement, and otherwise comply with road design and safety standards.</p> <p>The Midleton and Carrigtwohill Transportation Study which was published in August 2010 proposes a number of measures to alleviate this situation. The distributor road for the Water-Rock development and a grade separated junction on the N25 are also crucial elements of roads infrastructure that need to be provided in order to advance the development proposals for the town. There are also proposals to close the Lakeview Roundabout and provide a distributor road from the Whitegate Road south of Ballinacurra eastwards to join the N25. This would free up congestion at the roundabout and ensure easier access to the N25 from the Whitegate/Aghada area as well as resulting in significant improvements to the environment of Ballinacurra Village.</p> <p>Walking/Cycling</p>		

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	<p>Facilitating a modal shift to walking and cycling for local journeys within the town would help ease congestion. New cycle routes have been provided in the newer estates at Broomfield and around the Northern Relief Road. There is significant potential for cycle routes in the town given the relatively level terrain and proximity of most residential areas to the centre. In terms of achieving modal shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly through design in new development areas. The Middleton and Carrigtwohill Transportation Study 2010 outlines proposals in detail to improve walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.</p> <p>In 2014 Cork County Council commissioned a cycle network study prepared for the Cork Metropolitan Area, the objective of this study was to provide a clear plan for the future development of cycling networks throughout Metropolitan Cork. The main network plan proposals for Middleton include one main north-south primary route and one primary route serving the Owenacurra Business Park and the Nordic Business Park area to the north west of the town. Due to the constrained nature of Middleton Town Centre, the north-south primary route which will consist of a variety of measures and infrastructure types that respond to the specific nature of each road section. A number of secondary routes are proposed to serve established schools, residential areas and employment centres as well as a future Master Plan site to the south east of the town on the south side of the N25.</p> <p>While the Council has a long-term strategic objective to reopen the rail route linking Cork and Middleton to Youghal, there is an opportunity to yield a use from the disused railway line in the interim. The development of the disused railway line as a greenway would have the advantage of protecting the integrity of the route for the future while creating jobs and opportunities locally for the benefit of local towns, villages and communities in terms of amenities and tourism. The development of a</p>		

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	<p>greenway would safeguard the route for its potential future reopening as an operational railway and allow the local community to harness this resource asset both as an amenity and for tourism development. It is therefore an objective to assess and, as appropriate, develop a greenway on the disused railway line.</p> <p>Public Transport Rail</p> <p>Transport modelling studies carried out by the County Council and the NTA indicate that the land use strategy adopted in this and other Local Area Plans will lead to a reduction in the proportion of journeys being made by car in future years. In Midleton, issues arising from congestion on the N25 route are, in part, off-set by the availability of good quality suburban rail and bus services to Carrigtwohill, Little Island and Cork City. The potential to off-set or mitigate future road congestion could be enhanced by future investment to:</p> <ul style="list-style-type: none"> • Extend the suburban rail service to planned stations north of Cork City Centre; • Improve interchange/connectivity between rail services and employment locations in Little Island and Mahon; • Improve rail service frequency/quality; and • Focus future employment in the City Centre and suburbs in locations well served by rail. <p>In Midleton, the investment made by Government and the Local Authorities in securing the reopening of the Suburban Rail route from Cork delivers the potential to provide new housing and other development in locations close by with easy access to rail services. In order to deliver a return on this investment, the County Council are prioritising the development of these locations. Funding generated from the development itself will result in the provision of an additional rail station to encourage use of train services.</p> <p>In addition proposals for new bus services to be</p>		

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	<p>delivered during the life time of the development, that will compliment rail services, are in the course of preparation with the NTA.</p> <p>On completion of a new rail policy to address the future role of rail transport in Ireland, as required under DTTaS' Strategic Investment Framework for Land Transport (SIFLT) Action 6, a study of the Cork Metropolitan Area's future suburban rail network requirements should be considered. This could include consideration of additional stations (including the 2nd station at Middleton) rail service patterns and interchange with other modes. In advance of this study, it is considered prudent to reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard.</p> <p>Parking</p> <p>Traffic congestion and parking is a significant issue in the town, particularly on Main Street and around the numerous schools in the town and a more effective traffic and parking management strategy is required to support the economic development of the town. An appropriate level of short and long term car parking is needed to serve the needs of commercial, retail and employment generators.</p> <p>In Middleton there are approximately 500 on street parking spaces in the Town Centre of which approximately 120 are located on Main Street. Within the Town Centre, parking on Main Street, Broderick Street, Church Lane and Connolly Street is subject to a 2 hour limit. No further parking duration limits apply outside of these streets. The Middleton and Carrigtwohill Transportation Study identifies that there is a total of 300 off street public car parking spaces provided within 3 conveniently located town centre car parks while there are 6 privately owned commercial car parks with a combined parking provision of 814 parking spaces.</p> <p>The Transportation Study also concluded that most long term parking was taking place in the centrally located public car parking areas with the subsequent effect of making it harder for short term and specifically retail related parking to take</p>		

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	<p>place. Correspondingly the private car parking facilities are underused. The study recommended that a parking management system be put in place that favoured short term parking in the public areas given that longer term parking is available in the private car parks. Such a system would facilitate those making trips into town connected with retail activities.</p> <p>The standards for car parking in Midleton town are set out in the 2014 County Development Plan.</p> <p>Water & Wastewater</p> <p>In Midleton the existing drinking water supply is nearing close to its limit. There is limited spare capacity in the Whitegate Regional Water Scheme and a new reservoir is required.</p> <p>Discussions with Irish Water indicate that the most advantageous solution to this problem will involve the extension of a trunk water main from Carrigtwohill to connect with a new reservoir and the town's existing supply network. A new supply network to serve Ballinacurra will also be required.</p> <p>Irish Water will need to commit to this investment before significant elements of the development proposed in this plan can proceed. Intending developers will need to secure a connection agreement with Irish Water before new development can proceed.</p> <p>There are some local options to upgrade the water supply but given the scale of growth proposed and the strategic location of the town on the Cork Suburban Rail Network, the most effective option would be to extend the trunk main from Carrigtwohill to Midleton. Construction on this main could commence in 2017. Given the importance of Midleton to the delivery of growth targets in Metropolitan Cork, it is critical that this constraint on future development is overcome. Investment is therefore needed by Irish Water to upgrade the Water Supply for the town. A total of four watermain connections have been installed under the re-instated railway line to facilitate future development. As Irish Water is now the relevant body dealing with water services issues it will be</p>		

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	<p>necessary for a developer to obtain a connection agreement from Irish Water for waste water disposal and treatment.</p> <p>The Midleton Wastewater Treatment Plant which is located at Garryduff south of the N25, has a current capacity of 15,000p.e. Further remedial works in relation to infiltration issues are required in order to increase this capacity. Whilst there is some capacity to accommodate part flows arising from part of the development proposed in this plan, upgrading of the capacity of the Midleton WWTP by Irish Water is required to accommodate the development proposed at Water Rock in this plan, and also the proposed target population for Midleton contained in the County Development Plan. This upgrade needs to be provided by Irish Water.</p> <p>The Council is committed to the preparation and implementation of a Wastewater Management Strategy for the Cork Harbour Area (as per the County Development Plan 2014).</p> <p>Investment by Irish Water in the new water and waste water infrastructure will:</p> <ul style="list-style-type: none"> • Improve water supply to the existing population; • Help address current water quality issues in receiving waters; • Facilitate planned development in the town generally; and • Provide additional capacity (or headroom) in water supply and waste water treatment to provide for future growth beyond the development proposed in this plan. <p>Urban Expansion Area: Water-Rock</p> <p>The priority growth area for Midleton in the future is the Water-Rock site which is located on north of the rail line to the west of the town and comprises 160ha. The current Local Area Plan for the area, as amended, makes Here, provision is made for the development of a range of uses on the lands including approximately 2,500 residential units, school sites, a neighbourhood centre, parks,</p>		

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	<p>greenway, a railway station and business uses over three separate phases.</p> <p>This site was chosen to form the basis of a major urban expansion of the town of Midleton because of its proximity to the Cork – Midleton rail line. At the time the site was first identified for housing, the Midleton railway line was derelict but following a major investment by the state and the local authorities it was re-opened in 2009. The potential for housing development here, where future residents will enjoy immediate access to a high quality suburban rail service, was a key factor in the Government’s decision to fund the re-opening of the railway. The downturn in the housing market since the line was re-opened has prevented the commencement of the planned housing development, but the recent recovery of the market offers the opportunity to continue with the original vision for major housing development well integrated with high quality public transport at the outset.</p> <p>There are a number of other relevant plans and reports which have been prepared since the lands were first identified for development in the 2005 Special Local Area Plan 2010, these include; the Water-Rock Transport Assessment (2014), a Preliminary Ecological Appraisal for Water-Rock (2015), a Framework Masterplan Study for Water-Rock (2015). The findings and recommendations outlined in these reports were included in an amendment to the previous Midleton Electoral Area Local Area Plan 2011 for the Water-Rock Masterplan area which was adopted by the members of Cork County Council on the 25th of November, 2015. Those policies and objectives have been carried forward in this plan.</p> <p>Delivering Roads and Services</p> <p>The Water-Rock site is made up of 14 principal land ownerships and the assembly of the entire site into a single ownership would be a daunting challenge for any housing developer. Also, this pattern of land ownership adds to the complexity of funding and delivering the roads, water services and other infrastructure necessary at the outset of</p>		

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	<p>development.</p> <p>Because of the importance of the site to the overall delivery of new housing in Metropolitan Cork and because of its strategic location adjoining the Midleton railway line, the County Council is proposing to step in and deliver three 'bundles' of core infrastructure (including access roads, water services and particular areas of open space) that will enable individual parcels of zoned land to be developed independently of each other but in accordance with appropriate planning principles as set out in this Local Area Plan. The proposal is to deliver 'Bundle A' first. Once complete, Bundles 'B' or 'C' will be delivered in a sequence which best reflects the opportunities to meet the requirements of the local house building market. Through the system of development contributions and agreements (provided for by sections 47, 48 and 49 of the Planning & Development Act 2000), developers will be required to reimburse the full costs incurred by the County Council as the development progresses.</p> <p>Where a development objective requires a developer to provide particular infrastructure or amenities in addition to the items referred to in Table 3.3 below, then an appropriate off-set will be considered in relation to the contributions payable.</p> <p>Sources of funding have been identified and discussions are underway with individual landowners. The County Council has commenced the design process for the relevant infrastructure and it is hoped that work on site will commence in 2018. If necessary, the County Council intends to use its statutory powers to assist the process of land acquisition.</p> <p>The core on-site infrastructure, necessary for housing development to commence, for the site will be delivered in three phased bundles as per Table 3.3 in the Proposed Amendments Document.</p> <p>Phasing of Water-Rock Development</p> <p>The phasing scheme for the development of the Water-Rock site is set out below. This allows for an orderly development pattern and maximises the</p>		

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	<p>development quantum related to investment in infrastructure. The timing of each phase of development is directly linked to infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development. A total of three development phases (1, 2 and 3) are identified. The framework plan specifies, for each phase, the number of residential units, commercial uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.</p> <p>3.1.1 Phase 1 of the development covers a developable area of approximately 56 ha and will provide up to 1,000 residential units which will consist of a mix of medium A and high density development. The lands are located to the north of the railway line and the Northern Relief Road.</p> <p>3.1.2 In order to promote the accelerated delivery of housing through the development of the Water-Rock site, the phasing arrangements proposed are flexible, depending only on the delivery of the relevant supporting infrastructure. The County Council’s On-Site Infrastructure Programme (described above) will regulate the timing of the commencement of development on particular parcels of zoned land. In addition there is also a need to regulate the overall delivery of housing on the site to the delivery of particular off-site infrastructure and this is proposed as per Table 3.4 in the Proposed Amendments Document.</p> <p>Phase 1 (1,000 units) necessitates the closure of the existing junction between Water-Rock Road and the N25 and will secure the delivery of improvements to the Knockgriffin junction at the southern end of the Northern Relief Road. Link Road ‘A’ has direct access onto the Midleton Northern Relief Road via the roundabout at the former Dawn Meats premises and will provide a new route to/from water-Rock road to facilitate existing traffic when the junction with N25 is closed. On-site infrastructure ‘Bundle A’ must be delivered during the construction of this phase.</p> <p>This existing employment area contains the former</p>		

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	<p>Dawn Meats Factory and a number of small industrial and commercial premises which are still operating. A mix of high quality office based business developments that provide for high intensity employment uses will be encouraged at this location due to its close proximity to the proposed second railway station. Phase 1 will also facilitate the commencement of the development of require the provision of a neighbourhood centre, the reservation of land for a 16 classroom primary school and the completion of a linear park and greenway.</p> <p>The MD R 08 lands adjoining the Mill Road have the potential to be developed independently of the infrastructure requirements for Phase 1 subject to the availability of adequate capacity of water, waste water and roads infrastructure.</p> <p>Phase 2 of the development covers an area of approximately 57 ha of which approximately 30 ha is considered to be suitable for residential development providing a further This will provide up to 800 residential units which will consist of a mix of Medium A and Medium B density residential development. Phase 2 will secure the delivery of improvements to the town centre Gyratory and a package of measures designed to ease congestion on the N25 slip roads, if appropriate. Phase 2 lands are located to the north of Phase 1 adjoining Water Rock Golf Course. The lands cover a significant portion of the entire site and prior to the development of Phase 2 there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. Phase 2 will also require the provision of a small park and the reservation of land for a 16 classroom primary school and a secondary school. On-site infrastructure 'Bundle A' must be completed prior to the commencement of development in this phase. As appropriate, on-site infrastructure 'Bundle B or C' must be delivered during the construction of this phase.</p> <p>Phase 2 of the development consists of 13.5ha of existing built up areas consisting mainly of residential development including the Tir Cluain Housing Estate which is located in the north eastern corner of the site. There may be potential for some</p>		

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	<p>infill development on existing plots of one off residential development which are scattered throughout Phase 2. Any infill development would be subject to the same requirements as the rest of the site in terms of appropriate infrastructure provision.</p> <p>Phase 3 of the development lies to the west of the Water Rock Road and covers an area of approximately 35 ha and will provide provides up to 660 residential units. During the development of this phase a new railway over-bridge and southern link road to provide an additional connection to the Northern Relief Road/new N25 Interchange will be provided. Prior to the development of Phase 3 there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. The development of Phase 3 will require the delivery of the overall transport infrastructure and prior to its development there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. As appropriate, on-site infrastructure 'Bundle B or C' must be delivered during the construction of this phase.</p> <p>As the development progresses it may be considered appropriate to proceed with development on lands to the west of the Water Rock Road (MD R 23 and MD R 24) at an earlier stage. This is provided all required road works are complete and the railway crossing is closed so there is no possibility of access from the Water Rock Road onto the N 25. In addition all other necessary infrastructure including required water services and rail infrastructure i.e. the 2nd railway station must be in place.</p> <p>Phase 3 of the development consists of 6.6 ha of existing built up areas consisting mainly of residential development. There may be potential for some infill development on existing plots of one off residential development which are scattered throughout Phase 3. Any infill development would be subject to the same requirements as the rest of the site in terms of appropriate infrastructure</p>		

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	<p>provision.</p> <p>Transportation and Road Network</p> <p>A Traffic and Transport Assessment of the site was carried out in 2014 which concluded there is limited capacity on both the local road network and the N25 and its interchange serving Middleton to accommodate future planned population growth.</p> <p>The assessment identified a number of minor road network improvements which will be necessary to create the network capacity to accommodate up to 350 new dwellings. The road network may be unable to accommodate any further development unless a significant programme of road infrastructure improvements are implemented including a full upgrade of the N25 Interchange between Middleton and Carrigtwohill and an upgrade to the ‘Middleton Gyratory’.</p> <p>The Transport Assessment also acknowledges, based on an assumption of high rates of modal shift that the full upgrade of the N25 Interchange between Middleton and Carrigtwohill may not be required until later in the Water Rock development programme (approx. 1,250 units) if a range of transport measures are delivered to help secure higher levels of modal shift including;</p> <ul style="list-style-type: none"> • Increased train frequency on the Middleton-Cork railway line, • Commissioning of a new railway station at Water Rock, • Construction of a second road access (U-04/Link Street C) to Water Rock, ** • *Upgrade to the Middleton Gyratory. <p>**Following on from the conclusions of the Transport Assessment, Cork County Council are examining the possibility of constructing a 3 lane access road up to the boundary of Council owned lands at the south-eastern corner of the Masterplan site and the remainder of Link Street U-02 to Water Rock Road (approximately 1.01km). This access road (U-02/Link Street A1) would also allow for emergency access and would therefore negate the need to construct</p>		

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	<p>the second road access (U-04/Link Street C) until later in the development (circa 1,000 residential units). The construction of the remainder of U-02 beyond the boundary of Cork County Council lands, will be the responsibility of the developers of those adjoining lands.</p> <p>Implementation and Infrastructure Provision</p> <p>An implementation programme will be applied to each phase of the development which will ensure that the development of the site will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed. The Framework Masterplan sets out the construction responsibility and funding source for the required infrastructure. The principle infrastructure requirements of the masterplan are Water, Waste Water and Roads.</p> <p>Water, Waste Water and Roads</p> <p>Water – Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will also be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.</p> <p>Roads – Cork County Council will be responsible for the funding and construction of Link Street MD U-02 of approximately 1.01km to Water Rock Road. If this road is not built by the County Council, the responsibility of its construction will revert to the landowners/developers. All other required road infrastructure improvements will be the responsibility of the developers. As part of the Sustainable Urban Drainage programme, a storm water pipe will need to be installed from the Water Rock site to the Owenacurra Estuary as development takes place.</p> <p>Rail – On completion of a new rail policy to address the future role of rail transport in Ireland, as required under the Department of Transport,</p>		

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	<p>Tourism and Sports' Strategic Investment Framework for Land Transport (SIFLT) Action 6, a study of the Cork Metropolitan Area's future suburban rail network requirements should be considered. This could include consideration of additional stations (including the 2nd station at Midleton) rail service patterns and interchange with other modes. Discussions will be held with Irish Rail about the delivery of the Link Road and railway bridge (MD-U-04).</p> <p>Bus Future bus service provision and the potential for bus to meet the future public transport requirements for Midleton and the masterplan lands will be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.</p> <p>Section 6 of this plan sets out more detailed guidance on the implementation of this plan and in particular the infrastructure necessary to progress the Water Rock Urban Expansion Area.</p> <p>Traffic and Public Transport</p> <p>The Framework Masterplan makes provision for the following new transport infrastructure;</p> <ul style="list-style-type: none"> • A network of link roads to provide circulation (MD-U-02, MD-U-03 and MD-U-04). • A new feeder road (MD-U-08) to link Phase 2 of the development with the Water Rock Road. • Upgrading of the Water Rock Road to Feeder Road standard (MD-U-07) • A new greenway (MD-U-06) linking the Water Rock Road with the proposed linear park. • A new railway station and ancillary services (MD-U-05). • All road alignments and proposed locations are indicative and subject to detailed design. 		

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	<p>Provision has been made in an objective for the protection of the line of the Northern Relief Road in the town. Phase 1 of the scheme has been completed and proposals for phase 2 of the scheme, which runs between the Dungourney road and the Old Youghal road east of Middleton Distillery, are advancing.</p> <p>Note: This change refers to the text of the draft plan only.</p>		
EC.03.03.1 0	<p>Amend MD-R-09 as follows:</p> <p>High Medium A density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to link street (MD-U-02). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.*</p> <p>Note: This change refers to the text of the draft plan.</p>	75	No issue of concern identified.
EC.03.03.1 1	<p>Amend MD-R-10 as follows:</p> <p>High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to feeder street MD-U-07. The roads shall be constructed up to the boundaries of the site so that they can provide access to adjacent land parcels and developments</p> <p>Note: This change refers to the text of the draft plan.</p>	75	No issue of concern identified
EC.03.03.1	Amend MD-R-11 as follows:	75	No issue of concern

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2	<p>Medium A density residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a cycleway and pedestrian pathway. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is also adjacent to Feeder Street MD-U-07 Link Streets MD-U-02 and Link Street MD-U-03. The roads</p> <p>shall be constructed up to the boundaries of the site so that they can provide access to adjacent land parcels and developments.</p> <p>This site is divided between 3 separate landholdings which can be developed independently if necessary however there will be a requirement to provide connectivity and permeability through the sites for both cyclists and pedestrians.</p> <p>Note: This change refers to the text of the draft plan.</p>		identified
EC.03.03.1 3	<p>Amend MD-R-12 as follows:</p> <p>Medium A density residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a cycleway and pedestrian pathway.</p> <p>Provision shall also be made for a local neighbourhood centre to provide shopping for residents. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to link street MD-U-02 and MD-U-03. The road shall be constructed up to the boundaries</p> <p>of the site so that they can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>	75	No issue of concern identified
EC.03.03.1 4	<p>Amend MD-R-13 as follows:</p> <p>Medium A density residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a cycleway and</p>	76	No issue of concern identified

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	<p>pedestrian pathway. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to link street MD-U-03. The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.*</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.03.03.1 5	<p>Amend MD-R-14 as follows:</p> <p>Medium A density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to Link Street (MD-U-03). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.*</p> <p>Note: This change refers to the text of the draft plan.</p>	76	No issue of concern identified
EC.03.03.1 6	<p>Amend MD-R-15 as follows:</p> <p>Medium A density residential development to include a mix of house types. The layout shall allow for permeability between existing and proposed residential areas for pedestrians and cyclists and access roads shall be constructed to allow through access for vehicles from MD-U- 03 to MD-R-26 and Tir Cluain.</p> <p>Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Note: This change refers to the text of the draft plan.</p>	76	No issue of concern identified
EC.03.03.1 7	<p>Amend MD-R-16 as follows:</p> <p>Medium A density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site</p>	76	No issue of concern identified

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	<p>requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to proposed Feeder Streets (MD-U-07 and MD-U-08). The roads shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.03.03.1 8	<p>Amend MD-R-17 as follows:</p> <p>Medium A density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to Link Street MD-U-03 and proposed Feeder Streets (MD-U-07 and MD-U-08). The roads shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>	76	No issue of concern identified
EC.03.03.1 9	<p>Amend MD-R-18 as follows:</p> <p>Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to Link Street MD-U-03. The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>	76	No issue of concern identified
EC.03.03.2 0	<p>Amend MD-R-19 as follows:</p> <p>Medium B density residential development to include</p>	77	No issue of concern identified

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	<p>a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.03.03.2 1	<p>Amend MD-R-20 as follows:</p> <p>Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>	77	No issue of concern identified
EC.03.03.2 2	<p>Amend MD-R-21 as follows:</p> <p>Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Note: This change refers to the text of the draft plan.</p>	77	No issue of concern identified
EC.03.03.2 3	<p>Amend MD-R-22 as follows:</p> <p>Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p>	77	No issue of concern identified

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	<p>Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.03.03.2 4	<p>Amend MD-R-23 as follows:</p> <p>Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>	77	No issue of concern identified
EC.03.03.2 5	<p>Amend MD-R-24 as follows:</p> <p>Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas and in particular, direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p> <p>Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.</p> <p>Note: This change refers to the text of the draft plan.</p>	77	No issue of concern identified
EC.03.03.2 6	<p>Amend MD-R-25 as follows:</p> <p>High density residential development to include a suitable landscaped buffer zone between the site and MD-E-02 to the south. Development on this site requires provision to be made for the delivery of the infrastructure described in tables 3.3 and 3.4</p>	77	No issue of concern identified

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	Note: This change refers to the text of the draft plan.		
EC.03.03.27	Add in a new zoning objective MD-R-26 as follows: Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between existing and proposed residential areas for pedestrians and cyclists and access roads shall be constructed to allow through access for vehicles from MD-R-15 to Tir Cluain. Note: This change refers to the text of the draft plan and to the zoning map for the settlement	77	No issue of concern identified
EC.03.03.28	Include reference to Ballinacurra in the final adopted printed map of the settlement.	83	No issue of concern identified
EC.03.03.29	Include new zoning objective MD-O-XX: 'Open Space suitable for water compatible uses'. * Note: This change refers to the text of the draft plan and to the zoning map for the settlement	81	No issue of concern identified
EC.03.03.30	Amend MD-B-01 as follows: Business development including mixed use employment uses not suited to town centre or edge of centre locations. Full development of this site is dependent on revised / improved access arrangements being available to the N25. A 20m tree planted buffer shall be provided along the northern site boundary with the N25. Development proposals shall be accompanied by a Traffic Impact Assessment and Road Safety Audit. Note: This change refers to the text of the draft plan.	78	No issue of concern identified
EC.03.03.31	Amend the text of paragraph 3.3.41: Land for business uses had been provided to the south of the N25 at Baneshane. At present the site has direct access to the N25 but this will change under The Middleton Carrigtwohill Transportation Plan whereby access will be via the local distributor Road with a link to the national road at Carrigtwohill. Full development of MD B-01 site at Baneshane is dependent on revised / improved access	55	No issue of concern identified

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	<p>arrangements being available to the N25, which are a matter for Transport Infrastructure Ireland. The timeline around the delivery of improvements to the N25 is uncertain and is beyond the direct control of the County Council. Road improvements will need to be financed through the system of development contributions and agreements (provided for by sections 47, 48 and 49 of the Planning & Development Act 2000). Where investment is undertaken by the Council, developers will be required to reimburse the full costs incurred by the County Council as development progresses. Given the distance from the railway station and the Water Rock area and other main centres of population, it is considered that the site is not suitable for uses with a high employment density. Uses which would be suited to this site include stand alone industry, warehousing and distribution.</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.03.03.3 2	<p>Amend MD-G0-12 as follows:</p> <p>In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment in accordance with The Cork Cycle Network Plan, 2017 July, 2015.</p> <p>Note: This change refers to the text of the draft plan.</p>	72	No issue of concern identified
EC.03.03.3 3	<p>Amend MD-O-05 to zone the section of MD-O-05 north of the Dungourney River as existing built up area.</p> <p>Note: This change refers to the zoning map for the settlement</p>	81	No issue of concern identified
EC.03.03.3 4	<p>Include new General Objective for Midleton town</p> <p>“Support the expansion of primary and post primary education facilities in the town in consultation with the Department of Education and Skills”.</p> <p>Note: This change refers to the text of the draft plan.</p>	73	No issue of concern identified

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EC.03.03.3 5	<p>Test relating to Baneshane - Amend Section 3 paragraph 3.3.13 as follows:</p> <p>Residential lands are available south of the N25 at Baneshane adjacent to a recently completed primary level Gaelscoil. Full development of MD R-01 site at Baneshane is dependent on revised / improved access arrangements being available to the N25, which are a matter for Transport Infrastructure Ireland. The timeline around the delivery of improvements to the N25 is uncertain and is beyond the direct control of the County Council. Road improvements will need to be financed through the system of development contributions and agreements (provided for by sections 47, 48 and 49 of the Planning & Development Act 2000). Where investment is undertaken by the Council, developers will be required to reimburse the full costs incurred by the County Council as development progresses.</p> <p>Note: This change refers to the text of the draft plan.</p>	73	
EC.03.03.3 6	<p>Insert new paragraph after 3.3.75 as follows:</p> <p>Flood risks from pluvial and ground water sources are not reflected in the flood zones illustrated in this plan. However, such risks are known in Midleton and will need to be taken into account as part of flood risk assessment of new development proposals.</p> <p>Note: This change refers to the text of the draft plan.</p>	59	No issue of concern identified
EC.03.03.3 7	<p>It is proposed to include a new Residential Zoning Objective MD-R-27 as follows:</p> <p>Medium A Residential Development. Any development proposal will include a detailed landscaping plan.</p> <p>Note: This change refers to the text and settlement map of the draft plan.</p>	78	No issue of concern arises.
EC.03.03.3 8	<p>It is proposed to rezone part of Open Space objective MD-O-05 to Industrial use as part of an enlarged MD-I-04.</p> <p>Note: This change refers to the settlement map of</p>	78 / 81	No issue of concern identified.

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	the draft plan.		
EC.03.03.3 9	<p>Zone SAC land identified as existing built up area in Midleton as 'Open Space not suitable for development.' The wording of the MD-O-0X specific objective will read as follows:</p> <p>MD-O-0X: Open Space not suitable for development.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement</p>	81	This amendment arises from HDA review of draft plan. No issues of concern identified.
	Youghal		
EC.03.04.0 1	<p>Amend Section 3.4 to remove references to the lands that are covered by the provisions of the Youghal Town Development Plan (2009). Please refer to Section 4 for the text in full (underlined in bold).</p> <p>Also, please note that this revised section 3 [Section 4 of this document] also includes all of the proposed changes set out in this section which relate to Youghal town. These changes are outlined in bold only.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement.</p>	105	No issue of concern identified
EC.03.04.0 2	<p>Zone undeveloped SAC land identified as existing built up area north of X-01 site near N25 in Youghal as Open Space.</p> <p>The wording of the YL-O-XX specific objective will read as follows:</p> <p>YL-O-XX: Open Space not suitable for development.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement</p>	103	No issue of concern identified
EC.03.04.0 3	<p>Coastal Flood Zone Mapping Amendment: Youghal</p> <p>It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 4.</p> <p>Note: This change refers to the zoning map for the settlement</p>	105	No issue of concern identified
EC.03.04.0 4	<p>Amend YL-B-01 as follows:</p> <p>'Business development to include retail warehousing. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special</p>	101	No issue of concern identified

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	Protection Area. Development proposals should also be subject to a Traffic and Transport Assessment and Road Safety Audit. Note: This change refers to the text of the draft plan.		
EC.03.04.0 5	Amend YL-I-01 as follows: 'Large scale industry to include warehousing, storage and logistics. Development proposals should also be subject to a Traffic and Transport Assessment and Road Safety Audit. Note: This change refers to the text of the draft plan.	101	No issue of concern identified
EC.03.04.0 6	Include new General Objective for Youghal town "Support the expansion of primary and post primary education facilities in the town in consultation with the Department of Education and Skills". Note: This change refers to the text of the draft plan.	99	No issue of concern identified
	Section Four: Key Villages		
EC.04.02.0 1	Insert following text as a footnote in Table 4.1, Appropriate Scale of Development in Key Villages. 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. Note: This change refers to the text of the draft plan.	109	No issue of concern identified
	Castlemartyr		
EC.04.03.0 1	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.1, it is proposed to delete the following text from DB-01 (b): "No one proposal for residential development shall be larger than 30 housing units."	113	No issue of concern identified

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	Note: This change refers to the text of the draft plan.		
EC.04.03.0 2	Delete the following sentence from paragraph 4.3.14: 'The maximum size of any single development is 30 units.' Note: This change refers to the text of the draft plan.	112	No issue of concern identified
EC.04.03.0 3	It is proposed to amend the text of B-01 objective as follows: B-01: Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit. * Note: This change refers to the text of the draft plan.	114	No issue of concern identified
EC.04.03.0 4	Include additional text in the Castlemartyr chapter, after paragraph 4.3.8 as follows: 'Castlemartyr Recreational Woodlands is located within the development boundary of the village to the south of the village centre and provides a valuable amenity for the community. The woodland contains main broadleaved species including Beech, Ash and Sycamore and is of local biodiversity value. The site originally formed part of the wider Castlemartyr Demesne, and its designed landscape, and is within an Architectural Conservation Area.' Note: This change refers to the text of the draft plan.	111	No issue of concern identified
EC.04.03.0 5	Include the following sentence after paragraph 4.3.16 as follows: 'Where access to the National Primary Route (N25) is essential to the carrying out of development, particularly relevant in objective, B-01. Such development will need to be in accordance with the provisions of the official policy as outlined in the DoECLG Spatial Planning and National Roads Guidelines, as published in 2012, in this context it may also be considered appropriate to carry out a review of the speed limits within the village during the lifetime of this plan.'	113	No issue of concern identified

Change No.	Proposed Change	Page No.	HDA Assessment
	Note: This change refers to the text of the draft plan.		
	Cloyne		
EC.04.04.0 1	Coastal Flood Zone Mapping Amendment: Cloyne It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 4 Note: This change refers to the zoning map for the settlement	121	No issue of concern identified
EC.04.04.0 2	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.1, it is proposed to delete the following text from DB-01 (b): ‘No one proposal for residential development shall be larger than 30 housing units.’ Note: This change refers to the text of the draft plan.	119	No issue of concern identified
EC.04.04.0 3	Delete the following sentence from paragraph 4.3.14: The maximum size of any single development is 30 units and should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle.’ Note: This change refers to the text of the draft plan.	112	No issue of concern identified
	Killeagh		
EC.04.05.0 1	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.1, it is proposed to delete the following text from DB-01 (b): ‘No one proposal for residential development shall be larger than 30 housing units.’ Note: This change refers to the text of the draft plan.	125	No issue of concern identified
EC.04.05.0 2	Delete the following sentence from paragraph 4.5.9: Individual development should not exceed 30 houses, should be well integrated with the existing village and allow for easy and safe access to the	123	No issue of concern identified

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>centre and main facilities by foot and bicycle.</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.04.05.0 3	<p>It is proposed to reduce the extent of the lands zoned B-01 in Killeagh and amend the text of the objective as follows:</p> <p>B-01: Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit. *</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement</p>	123	No issue of concern identified
EC.04.05.0 4	<p>Amend the following sentence in paragraph 4.5.20:</p> <p>There are no significant employers in the village and the lands labeled B-01 in this plan, now zoned for business have remained undeveloped over the years.</p> <p>Note: This change refers to the text of the draft plan.</p>	124	No issue of concern identified
EC.04.05.0 5	<p>Include the following sentence after paragraph 4.5.16 as follows:</p> <p>'The development of B-01 will need to be in accordance with the provisions of the official policy as outlined in the DoECLG Spatial Planning and National Roads Guidelines, as published in 2012, in this context it may also be considered appropriate to carry out a review of the speed limits within the village during the lifetime of this plan.'</p> <p>Note: This change refers to the text of the draft plan.</p>	123	No issue of concern identified
EC.04.05.0 6	<p>It is proposed to extend the development boundary of Killeagh to the North.</p> <p>Note: This change refers to the settlement map only.</p>	127	No issue of concern identified.
	Whitegate / Aghada		
EC.04.06.0 1	<p>It is proposed to include about 0.4 ha of lands which form part of the Glebe Manor development in Whitegate / Aghada within the development</p>	136	No issue of concern identified

Change No.	Proposed Change	Page No.	HDA Assessment
	boundary. There is no requirement for a specific objective relating to this change. Note: This change refers to the zoning map for the settlement.		
EC.04.06.0 2	It is proposed to include additional lands within the development boundary for Whitegate/ Aghada to further consolidate the village. There is no requirement for a specific objective relating to this change. Note: This change refers to the zoning map for the settlement.	136	No issue of concern identified
EC.04.06.0 3	Coastal Flood Zone Mapping Amendment: Whitegate / Aghada It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 3. Note: This change refers to the zoning map for the settlement	136	No issue of concern identified
EC.04.06.0 4	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for Key Villages and Table 4.1, it is proposed to delete the following text from DB-01 (b): “No one proposal for residential development shall be larger than 30 housing units.” Note: This change refers to the text of the draft plan.	131	No issue of concern identified
EC.04.06.0 5	It is proposed to remove these lands from WG-O-06. The lands remain within the development boundary for Whitegate. There is no requirement for a specific objective relating to this change. Note: This change refers to the zoning map for the settlement.	136	No issue of concern identified
EC.04.06.0 6	Remove additional lands in Aghada from Open Space objective WG-O-06, between the Marian Terrace road to the south and Church Road /Aghada Presbyterian Church to the north. The lands will remain within the development boundary of the village. Note: This change refers to the zoning map for the	136	No issue of concern identified

Change No.	Proposed Change	Page No.	HDA Assessment
	settlement		
	Section Five: Villages, Village Nuclei and Other Locations		
EC.05.02.0 1	<p>Insert following text as a footnote in Table 5.1 Appropriate Scale of Development in Villages.</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>Note: This change refers to the text of the draft plan.</p>	139	No issue of concern identified
	Ballycotton		
EC.05.02.0 4.01	<p>Coastal Flood Zone Mapping Amendment: Ballycotton</p> <p>It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 3</p> <p>Note: This change refers to the zoning map for the settlement</p>	143	No issue of concern identified
EC.05.02.0 4.02	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 15 units.</p> <p>Note: This change refers to the text of the draft plan.</p>	141	No issue of concern identified
EC.05.02.0 4.03	<p>It is proposed to extend the development boundary of Ballycotton to the West.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	143	No issue of concern identified.
	Ballymacoda		

Change No.	Proposed Change	Page No.	HDA Assessment
EC.05.02.0 5.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.</p> <p>Note: This change refers to the text of the draft plan.</p>	144	No issue of concern identified
	Churchtown South		
EC.05.02.0 6.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.</p> <p>Note: This change refers to the text of the draft plan.</p>	146	No issue of concern identified
	Dungourney		
EC.05.02.0 7.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) No one proposal for residential development shall be larger than 5 housing units.</p> <p>Note: This change refers to the text of the draft plan.</p>	148	No issue of concern identified
	Ladysbridge		
EC.05.02.0 8.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of</p>	151	No issue of concern identified

Change No.	Proposed Change	Page No.	HDA Assessment
	<p>20 units.</p> <p>Note: This change refers to the text of the draft plan.</p>		
EC.05.02.0 8.02	<p>It is proposed to include lands within the development boundary for Ladysbridge. There is no requirement for a specific objective relating to this change. It is also proposed to include the following text in the plan after paragraph 5.2.30 as follows:</p> <p>‘Additional lands have been included within the development boundary to the west of the village. Development of these lands should ensure that a separate agricultural entrance from the public road is retained to serve the remainder of the land to the rear. The layout and design of development addressing the road frontage in this area should minimise the linear nature of development on this side of the village, by stepping some development up the contours in a north south alignment, for example.’</p> <p>Note: This change refers to the zoning map and the text for the settlement.</p>	151/152	No issue of concern identified
	Mogeely		
EC.05.02.0 9.01	<p>Amend the Open Space zoning (O-01) to revert back to the Middleton Electoral Area Local Area Plan 2011 (include the lands to the east which were taken out in the East Cork MD draft plan). The wording of the O-01 specific objective will read as follows:</p> <p>O-01: Maintain and improve active open space and amenity area including the children’s playground and sports uses.</p> <p>Note: This change refers to the text of the draft plan and to the zoning map for the settlement.</p>	153	No issue of concern identified
EC.05.02.0 9.02	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) No one proposal for residential development shall be larger than 12 housing units</p> <p>Note: This change refers to the text of the draft plan.</p>	153	No issue of concern identified

Change No.	Proposed Change	Page No.	HDA Assessment
EC.05.02.0 9.03	Include additional lands to the north of the village within the Development Boundary. Note: This change refers to the zoning map for the settlement.	154	No issue of concern identified
	Saleen		
EC.05.02.1 0.01	It is proposed to include lands within the development boundary for Saleen. There is no requirement for a specific objective relating to this change: Note: This change refers to the zoning map for the settlement.	157	No issue of concern identified
EC.05.02.1 0.02	Coastal Flood Zone Mapping Amendment: Saleen It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 3 Note: This change refers to the zoning map for the settlement	157	No issue of concern identified
EC.05.02.1 0.03	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b): (b) No one proposal for residential development shall be larger than 10 housing units. Note: This change refers to the text of the draft plan.	155	No issue of concern identified
	Shanagarry / Garryvoe		
EC.05.02.1 1.01	Coastal Flood Zone Mapping Amendment: Shanagarry / Garryvoe It is proposed to delete the Coastal Flood Zone Mapping and replace with the mapping as shown in Section 3 Note: This change refers to the zoning map for the settlement	159	No issue of concern identified
EC.05.02.1 1.02	As the Normal Recommended Scale of any individual scheme is referred to in GO-01 (b) General Objectives for the Villages and Table 5.1, it is proposed to delete the following text from DB-01 (b): (b) The number of houses in any particular group	158	No issue of concern identified

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	<p>should have regard to the character of the existing village and will not normally exceed the provision of 20 units.</p> <p>Note: This change refers to the text of the draft plan.</p>		
	VILLAGE NUCLEI		
EC.05.03.0 1	<p>Insert following text as a footnote in Table 5.2 Appropriate Scale of Development in Village Nuclei.</p> <p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p>Note: This change refers to the text of the draft plan.</p>	161	No issue of concern identified
	Ballincurrig		
EC.05.03.0 4.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for the Village Nuclei and Table 5.2, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) No one proposal for residential development shall be larger than 5 housing units.</p> <p>Note: This change refers to the text of the draft plan.</p>	163	No issue of concern identified
	Ballinrostig		
EC.05.03.0 5.01	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for the Villages and Table 5.2, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) The number of houses in any one proposal shall respect the character of the existing villages and shall be no larger than 3 housing units.</p> <p>Note: This change refers to the text of the draft plan.</p>	165	No issue of concern identified
	Ballintotis		

Change No.	Proposed Change	Page No.	HDA Assessment
EC.05.03.0 6.01	As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for Village Nuclei and Table 5.2, it is proposed to delete the following text from DB-01 (b): (b) The number of houses in any one proposal shall respect the character of the existing villages and shall be no larger than 3 housing units. Note: This change refers to the text of the draft plan.	167	No issue of concern identified
	Ballymackibbot / Inch / Mount Uniacke		
	No Changes Proposed	--	No issue of concern identified
	Clonmult		
EC.05.03.0 8.01	As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for Village Nuclei and Table 5.2, it is proposed to delete the following text from DB-01 (b): (b) The number of houses in any one proposal shall respect the character of the existing villages and shall be no larger than 3 housing units. Note: This change refers to the text of the draft plan.	173	No issue of concern identified
	Gortaroo (Gortroe)		
EC.05.03.0 9.01	As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for Village Nuclei and Table 5.2, it is proposed to delete the following text from DB-01 (b): (b) The number of houses in any one proposal shall respect the character of the existing villages and shall be no larger than 3 housing units. Note: This change refers to the text of the draft plan.	175	No issue of concern identified
	Leamlara		
EC.05.03.1 0.01	As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for Village Nuclei and Table 5.2, it is proposed to delete the following text from DB-01 (b): (b) No one proposal for residential development shall	177	No issue of concern identified

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	<p>be larger than 5 housing units.</p> <p>Note: This change refers to the text of the draft plan.</p>		
	<p>Lisgoold</p>		
<p>EC.05.03.1 1.01</p>	<p>As the Normal Recommended Scale of any individual scheme is referred to in GO-02 (b) General Objectives for Village Nuclei and Table 5.2, it is proposed to delete the following text from DB-01 (b):</p> <p>(b) No one proposal for residential development shall be larger than 4 or 5 housing units.</p> <p>Note: This change refers to the text of the draft plan.</p>	<p>179</p>	<p>No issue of concern identified</p>

Appendix II Legislative Background to Habitats Directive Assessment

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

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

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

Habitats Directive Article 6(3)

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

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

Stage One: Screening

The process which identifies what might be likely impacts arising from a plan on a Natura 2000 site, either alone or in combination with other projects or plans, and considers whether

these impacts are likely to be significant. No further assessment is required if no significant impacts on Natura 2000 sites are identified during the screening stage. The screening assessment is normally contained in a Habitats Directive Screening Report.

Stage Two: Appropriate Assessment

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

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

Habitats Directive Article 6(4)

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

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

Stage Three: Assessment of alternative solutions

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

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

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

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