



Comhairle Cathrach Chorcaí
Cork City Council

Cork City Development Plan 2015 - 2021

SEA Statement & AA Screening

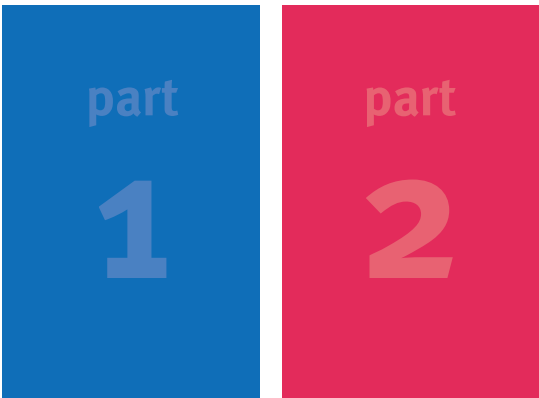




Strategic Environmental Assessment Statement and Appropriate Assessment Screening

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part 1

Strategic Environmental Assessment (SEA) Statement

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PART 1

SEA STATEMENT

1. Introduction

- 1.1 This is the SEA Statement for the Cork City Development Plan 2015 - 2021 Strategic Environmental Assessment. Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure that environmental considerations are appropriately addressed in the decision-making process both during the preparation and prior to adoption of a Plan.
- 1.2 The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment, (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004). The Cork City Development Plan falls under the remit of S.I. 436/2004.
- 1.3 The legislation requires that the Plan-making authority must make available a statement summarising how the SEA and consultations have been taken into account in the Plan. This statement is referred to as the SEA Statement.
- 1.4 The SEA process is comprised of four main steps and these have been followed for the SEA of the Cork City Development Plan 2015-2021, as outlined in Table 1.1 as follows:

Table 1.1 Summary of the SEA Process

Steps	Requirement in relation to the Cork City Development Plan
1. Screening	Decision on whether or not an SEA of the Plan is required. SEA is mandatory for City Development Plans under S.I. 436 of 2004.
2. Scoping	Consultation with defined statutory bodies on the scope and level of detail to be considered in the assessment. A draft SEA Scoping Report for the Cork City Development Plan was sent to the following statutory bodies in June 2013. Environmental Protection Agency, (EPA); Department of Environment, Community and Local Government (DECLG); Department of Agriculture, Food and the Marine, (DAFM); Department of Communications, Energy and Natural Resources, (DCENR); Department of Arts, Heritage and the Gaeltacht, (DAHG), and Cork County Council. One submission was received from the EPA. The Scoping Report was amended accordingly and published in November 2013.

Table 1.1 Summary of the SEA Process (continued)

Steps	Requirement in relation to the Cork City Development Plan
3. Environmental Assessment and Environmental Report	<p>An assessment of the likely significant impacts on the environment as a result of the Plan; Publication of an Environmental Report; Consultation on the draft Plan and associated Environmental Report; and Evaluation of the submissions and observations made on the draft Plan/Programme and Environmental Report.</p> <p>The Draft Cork City Development Plan, together with the SEA Environmental Report and Appropriate Assessment (AA) under the EU Habitats Directive, went on public display April - June 2014. Submissions received were reviewed and proposed amendments were recommended by the City Manager, (Chief Executive). In addition, motions were brought by the Elected Members. All such amendments and motions were screened for the requirement for further assessment under the SEA and AA processes.</p> <p>The proposed amendments and the screening assessment were then put on public display December 2014 - January 2015.</p> <p>Once again, submissions received were reviewed and modifications were recommended by the Chief Executive. These modifications and further motions brought by Elected Members in March 2015 were again</p>
4. SEA Statement	<p>Issuance of an SEA Statement identifying how environmental considerations and consultations have been integrated into the Final Plan. The SEA process for the Cork City Development Plan 2015-2021 is currently at the SEA Statement stage. This document is the SEA Statement.</p>

Content of the SEA Statement

- 1.5 The SEA Statement is required to include the following information:
- (a) How environmental considerations have been integrated into the Plan;
 - (b) How the Environmental Report, submissions, observations and consultations made to the planning authority on the Draft Plan and Environmental Report have been taken into account during the preparation of the Plan;
 - (c) The reasons for choosing the Plan, as adopted, in the light of the other reasonable alternatives dealt with; and
 - (d) The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

2. How Environmental Considerations were integrated into the City Development Plan

- 2.1 This section deals with how environmental considerations and the findings of the SEA as presented in the Environmental Report were taken into account during the preparation of the Cork City Development Plan.
- 2.2 The protection and conservation of the environment has been a key consideration throughout the preparation of the Plan. Environmental considerations were integrated into the plan in a number of ways through:

- Consultations;
- Preparation of the Environmental Report including baseline data collection/ mapping and evaluation of potential impacts;
- Identification and evaluation of alternatives;
- Mitigation;
- Appropriate Assessment.

Consultations

- 2.3 In June 2013, the Environmental Protection Agency, (EPA); Department of Environment, Community and Local Government (DECLG); Department of Agriculture, Food and the Marine, (DAFM); Department of Communications, Energy and Natural Resources, (DCENR); Department of Arts, Heritage and the Gaeltacht, (DAHG) and Cork County Council were sent SEA Scoping Notices and a draft SEA Scoping Report, requesting submissions or observations in relation to the scope and level of detail of the information to be included in the Environmental Report.
- 2.4 One submission was received from the EPA. The Scoping Report was amended accordingly and published in November 2013. Further information on how the outputs of scoping consultations informed the process is provided in Section 3.
- 2.5 Three public consultation exercises were conducted during the plan preparation process commencing with the pre-draft consultation period of April - June 2013, followed by subsequent consultations in April - June 2014 and December 2014 - January 2015.
- 2.6 During all the consultation exercises, the content of submissions/ observations have been considered by the SEA and the Plan making team and the AA Consultants and elected Members. Amendments have been proposed and made to the Draft Plan and Environmental report in response to these submissions where considered appropriate.
- 2.7 Submissions were made by the EPA, OPW, DECLG and the DECNR (GSI) and the Irish Wildlife Trust (Cork Branch) on the Draft City Development Plan and Environmental Report. These submissions resulted in updates to the Environmental Report and draft Plan. Further information regarding same is provided in Section 3.

Baseline Data & Mapping Environmental Sensitivities

- 2.8 A key aspect of the SEA and AA processes is the collection of relevant environmental baseline data for the city area in order to assess the likely significant impacts of the Plan. Information has been sourced from existing city council databases and environmental agencies such as the Environmental Protection Authority, the National Parks and Wildlife Service, the South West River Basin District and the Geological Survey of Ireland.

2.9 The existing environment was described in terms of *biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape* and the inter-relationships between these factors as appropriate. Collection and analysis of this information has identified key resources and sensitivities within the Plan area and potential threats to the environment.

2.10 The sensitivities considered by the SEA included the following:

- Designated ecological sites
- Land cover
- Soil Type
- Water Framework Directive (WFD) Risk Assessments for Surface Water Catchments, Transitional Waters and Ground Waters
- WFD Register of Protected Areas
- EPA River Water Quality Monitoring
- EPA Assessment of Trophic Status of Estuaries and Bays
- Changes in Estuarine and Bay Water Quality
- GSI Aquifer Vulnerability
- Flooding Data
- IPPC licensed facilities, Waste and discharge licenses
- Air quality & Noise
- Seveso II Sites and Buffers
- Waste Water Treatment Infrastructure/Capacity Needs
- Drinking water supply & water quality
- Archaeological Heritage
- Architectural Heritage
- Visual Analysis including landscape sensitivities

2.11 Preliminary environmental considerations and objectives were identified during scoping and integrated into the draft Plan and Environmental report prior to its public display. Environmental sensitivities were mapped in order to identify which areas of the City would be more sensitive or adverse to development. Information was shared with the Plan-making team on a regular basis.

2.12 As the baseline data was compiled and Plan policies evolved, the likely significant effects of implementing the Plan were identified, described and evaluated. This process formed a key element of the Environmental Report. The potential effects of the Plan were then considered using a system of Environmental Protection Objectives, Targets and Indicators formulated having regard to the issues emerging from the baseline assessment and consultations.

Identification and Evaluation of Alternatives

2.13 Under the SEA Directive the Council is required to consider “reasonable alternatives taking into account the objectives and geographical scope of the plan” and the significant environmental effects of the alternatives considered.

2.14 As the city’s land area is relatively compact, the availability or access to essential infrastructure within competing geographical districts or neighbourhoods is not a major concern. The key issue for the city is not a simple question of whether to locate development at particular locations, but how to facilitate targeted growth within the city, increasing efficiencies within the limited land resources; by better integrating land-use and transportation; and redeveloping under-utilised brownfield lands, etc. having regard to the core issues of climate change and proper planning and sustainable development.

- 2.15 At an early stage of the process, three reasonable alternative development scenarios were formulated as follows:

Scenario 1 Minimal Approach: This scenario seeks to restrict or limit new development. The priority is to protect the existing character and amenity of residential areas and the built and natural heritage of the city.

Scenario 2 Market-led Approach: This scenario seeks to relax planning controls and to encourage and support higher density development in all development areas and infill sites.

Scenario 3 Selective Concentrations: This scenario takes a balanced approach to new development. The focus is on higher density mixed-use development in suitable strategic locations throughout the City.

- 2.16 The mapped environmental sensitivities were used to predict and evaluate the environmental effects of implementing the scenarios taking into account both planning and environmental impacts. Sharing the findings of this evaluation in the Environmental Report enabled the Plan-making team to identify the optimum alternative before Council in the form of the draft Development Plan and inform the making of the City Development Plan. Scenario 3 - Selected Concentrations is the preferred scenario as it would result in the most positive and least adverse impacts. The core strategy of the development plan that has emerged relates well with this Scenario. The analysis of the scenarios is set out in Section 4.

Mitigation

- 2.17 The Plan has been prepared in accordance with the requirements of the Planning and Development Acts 2000 - 2014 and as such environmental considerations were integrated into the preparation of the Plan through Scoping and the production of the Environmental Report. Accordingly, avoidance and mitigation of adverse impacts was addressed from the outset and at all stages of the process. Given the increasing issues of climate change, one of the significant elements of the SEA process was the Strategic Flood Risk Assessment of the draft Plan.
- 2.18 The existing and the proposed land-use zonings were assessed in terms of their vulnerability to flood risk under the Justification Test, (in accordance with the Guidelines) to determine whether the land-use zonings are appropriate within the known flood zones.
- 2.19 As a result of the assessment, the strategy of the Plan was to 'retreat' from the River Lee and Carrigrohane Rivers at the western outskirts of the city, thus preserving the water carrying capacity of these lands; and to retain and defend for growth and development purposes, the long established central core of the city, (i.e. the island) and the important development sites to the east of the city centre, namely, the North & South Docks and Tivoli. The Plan also recognises that the development of the North and South Docks and Tivoli which represents the most significant sustainable development opportunity for the city region, will require the preparation of a Masterplan/ Local Area Plan or other, informed by and incorporating detailed flood risk assessment and management measures as a prerequisite to any future development.
- 2.20 The SEA process screened all the draft goals and objectives of the Plan against the Environmental Protection Objectives, (EPOs) of the SEA. The objectives of the draft Plan were designed in light of the environmental receptors and their respective objectives in order to avoid a negative assessment being recorded. All subsequent proposed amendments as a result of submissions/ observations received were screened to mitigate potential adverse impacts.

Appropriate Assessment

- 2.21 Under the EU Habitats Directive, any plan or project not directly connected with or necessary to the management of a Natura 2000 site, e.g. Special Area of Conservation (SAC) or Special Protection Area (SPA), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site's conservation objectives. There are a number of Natura 2000 sites within 15km of the administrative boundary of Cork City Council, namely, the Cork Harbour SPA, the Great Island Channel SAC and the Blackwater River SAC which could be impacted by the new Development Plan.
- 2.22 The Appropriate Assessment Screening of the draft Plan carried out by Consultant Ecologists RPS Group under the EU Habitats Directive (92/43/EEC), recommended text changes (additions and/ or deletions) to the preliminary draft Plan in order to protect the Natura 2000 network. The amendments are listed in Appendix 3. All subsequent proposed amendments as a result of submissions/ observations received were screened for potential adverse impacts.
- 2.23 The over-arching mitigating objective inserted into the Plan is:

“The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.”

- 2.24 The final ‘Appropriate Assessment Screening’ Report, March 2015 concludes that the Cork City Development Plan 2015 – 2021 will not have a significant effect on the conservation objectives of the Natura 2000 network.

3. Submissions and Observations

Introduction

- 3.1 This section details how submissions and observations made to the planning authority on the Environmental Report / SEA process and the draft Plan have been taken into account during the preparation of the City Development Plan.

SEA Scoping Consultations

- 3.2 In February 2013, the National Parks and Wildlife Service (Dept. of Arts Heritage and the Gaeltacht) and the Environmental Protection Agency at SEA workshops advised Cork City Council, Cork County Council, Kerry County Council and the South West Regional Authority on the methodology of the Strategic Environmental Assessment.
- 3.3 A Scoping Notice including a draft SEA Scoping Report for the Cork City Development Plan was sent in June 2013 to the following statutory bodies, requesting submissions or observations:
- 3.4 The Environmental Protection Agency, (EPA); Department of Environment, Community and Local Government (DECLG); Department of Agriculture, Food and the Marine, (DAFM); Department of Communications, Energy and Natural Resources, (DCENR); Department of Arts, Heritage and the Gaeltacht, (DAHG), and Cork County Council.
- 3.5 One submission was received from the EPA relating to the scope and level of detail required in the Environmental Report and listed relevant information sources. Issues related to *Water, Biodiversity, Air Noise and Climatic Factors, Energy Conservation/ Renewable Energy, Landscape Character Assessment, Geology/ Geomorphology, Human Health/ Quality of Life, Transportation, Tourism, Infrastructure Planning, Urban Waste Water Discharge Licensing, Waste Management, Environmental Impact Assessment, Strategic Environmental Assessment*. The SEA Scoping Report was amended accordingly and published in November 2013.

Draft Plan Submissions

- 3.6 Three public consultation exercises were conducted during the plan making process, commencing with the pre-draft consultation period of April - June 2013, followed by subsequent consultations in April - June 2014 and December 2014 - January 2015. During all the consultation exercises, the content of submissions/ observations have been considered by the SEA and Plan team, the AA Consultants and elected Members.
- 3.7 The draft Plan, together along with the Environmental Report and Appropriate Assessment, went on public display April - June 2014. Submissions received were reviewed and proposed amendments were recommended by the City Manager, (Chief Executive). In addition, motions were brought by the Elected Members.
- 3.8 All proposed amendments and motions were screened and evaluated under the SEA and AA processes. The findings were issued to the Elected Members in document titled "Addendum to Volume 4 Environmental Assessments and Reports, 15th December 2014."
- 3.9 The proposed amendments and the screening assessment were put on public display December 2014 - January 2015. Again, submissions were received, reviewed and amendments/ modifications were recommended by the Chief Executive in report dated 18th February 2015. These modifications and further motions brought by Elected Members in March 2015 were again screened for SEA / AA prior to adoption of the final Plan.

- 3.10 The City Development Plan was made on 23rd March 2015 and the Environmental Report has been updated with the amendments set out in Section 6 of this Statement. At each stage of the plan making process, the Elected Members were required to take into account the findings of the Environmental Report which set out the likely environmental consequences of proposed amendments.
- 3.11 Submissions made by the EPA, OPW, DECLG and the DECNR (GSI) and the Irish Wildlife Trust (Cork Branch) on the Draft City Development Plan and Environmental Report resulted in subsequent amendments to the Environmental Report and draft Plan. Table 3.1 Environmental Submissions and Outcomes lists the submissions made on matters relating to the SEA process and corresponding matters in the draft Plan.

Table 3.1 Environmental Submissions and Outcomes

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Environmental Protection Agency 04/06/14	Draft City Development Plan	
	Chapter 11. Recreational Infrastructure. To consider the inclusion of commitment to undertake specific habitat mapping in respect of non-designated locally important biodiversity.	No change. Objective 10.8 Non-Designated Areas of Biodiversity Importance commits 'To map the City's ecological networks/corridors of local biodiversity value outside of designated areas.'
	Chapter 12. Environmental Infrastructure. In relation to Objective 12.1 Strategic Environmental Infrastructure Objectives, that the requirements of the EIA, Habitats, Birds, Water Framework and Floods Directives respectively are taken into account where appropriate.	No change. The said Directives have been referenced throughout the Plan and the Environmental Report.
	12.3 Water Supply. The Plan should include a reference to the Irish Water commitment to upgrade the Lee Road Water Treatment Plant.	Amended Paragraphs 12.3 - 12.4 to reflect current proposals for Lee Road Treatment Plant.
	To include a commitment to ensure that appropriate critical infrastructure is in place prior to permission being granted for any proposed development.	No change. It is appropriate to permit development subject to the provision/delivery of infrastructure subject to conditions phasing development in tandem with infrastructural provision. Not all infrastructural needs to pre-cede development, but may follow particular milestones. It is an objective of the Plan to "Ensure sufficient infrastructure to serve population targets set out in the Core Strategy." (Objective 12.1 b).
To amend Objective 12.14 to strengthen requirement to take account of Flood Risk Guidelines	Amended Objective 12.14 Flood Risk Management in Development Proposals	

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Environmental Protection Agency 04/06/14	SEA / Environmental Report	
	Commitments set out within the Plan to undertake plans/ studies/ strategies should include timescales 'within the lifetime of the plan.'	Plans and strategies have been modified to be time bound, where appropriate.
	Highlights the merit of illustrating environmental sensitivities of the plan area and a 'Cumulative Environmental Sensitivity Map.'	No change. It is not essential, but an undertaken is given to do same pending resources.
	Chapter 3. Baseline Environment. Clarification is requested in relation to Section 3.6.11, namely, whether a Dredging Management Plan is in place for the Port of Cork.	Amended Section 3.5.17 outlining licences obtained by Port of Cork
	Consideration should be given to including an objective to implement the recommendations of the Noise Action Plan 2013- 2018 following its adoption.	Amended Objective 12.20 Joint Cork Noise Action Plan
	As the Radiological Institute of Ireland has identified an area within and adjacent to the Plan area that has radon levels 10%-20% above reference levels. Requests an objective that requires the assessment for radon mitigation in respect of development proposals.	No change. All dwellings/ buildings are required to incorporate radon preventative measures under the Building Regulations. It is not a matter for the Development Plan.
	Chapter 4. Strategic Environmental Protection Objectives. To assign a timescale to Strategic Goal no. 7 - To protect and expand the Green Infrastructure of the City.	No change. The protection and further development of green infrastructure will continue over the period of the Plan but it will also be a continuous process that will extend well beyond the Plan period.
	Chapter 11 Recreational Infrastructure. A commitment to habitat mapping would be a valuable additional to a Green Infrastructure Strategy.	No change. Objective 10.8 Non-Designated Areas of Biodiversity Importance commits 'To map the City's ecological networks/ corridors of local biodiversity value outside of designated areas.'

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Environmental Protection Agency 04/06/14	SEA / Environmental Report (cont.)	
	<p>Chapter 5 Alternative Scenarios. There would be merit in clarifying how baseline environmental data in Chapter 3 informed the selection and assessment of the alternatives.</p>	<p>No change. Under Article 5 of the SEA Directive the Council was required to consider “reasonable alternatives taking into account the objectives and geographical scope of the plan” and the significant environmental effects of the alternatives considered. As the city area is more compact than most authorities, the availability or access to essential infrastructure within competing different districts or neighbourhoods is not a major issue, and as such the Alternative Scenarios were formulated more in terms of how best to achieve or facilitate growth efficiently with minimal impact on the built and natural assets of the city. The Alternative Scenarios were assessed in terms of Planning and Environmental Impacts in Chapter 6. A ‘Cumulative Environmental Sensitivity Map’ would identify areas that can or should absorb or take development, but as outlined above, the issue for the city is not a simple question of whether to locate development at particular geographical locations, but how to facilitate continued targeted growth within the city, increasing efficiencies within the limited land resources; by better integrating land use and transportation; and redeveloping under-utilised brownfield lands, etc.</p>
	<p>Chapter 7 Evaluation of the Draft Plan. To include summary of the SEA recommendations and related mitigation measures where significant adverse impacts or uncertain impacts have been identified in the assessment tables.</p>	<p>No change. No ‘significant adverse impacts’ have been identified in the assessment tables.</p>
<p>To clarify how the full range of environmental effects have been assessed and documented and make reference to the potential of cumulative effects in combination with other plans.</p>	<p>No change. Table 7.2 illustrating the “Implications of the Development Plan Objectives on the Environmental Protection Objectives” is a considerably complex and varied analysis of interactions of 58 pages. There are no ‘significant adverse impacts’</p>	

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Environmental Protection Agency 04/06/14	SEA / Environmental Report (cont.)	
		<p>identified in the Cork City area. The number of 'uncertain impacts' is in the hundreds. Table 7.4 is a Summary of the Assessment of Plan Objectives versus Environmental Protection Objectives. This is a simplified or summary evaluation of the draft plan. As stated in page 182 of the Env Report. "The City's existing capacity and infrastructure (in terms of water supply and wastewater treatment) in line with future population growth and resulting demand is a key mitigation to potential impacts on the receiving environment." This is most important 'mitigation' factor. "Plan objectives with the potential to adversely affect the receiving environment have been designed to incorporate mitigation measures from the outset." The inclusion of a summary of mitigation measures would be little more than a repetition of considerable extracts of Table 7.2, an extensive list of objectives of the draft Plan. The receiving environment from Cork city is Cork Harbour and the city environs within the County. In theory there is potential for cumulative effects from the Cork County Development Plan, prepared by Cork County Council, in combination with the City Development Plan. However, as there are no significant adverse impacts identified from the City Development Plan, the issue of cumulative impacts is academic.</p>
	Chapter 7 Evaluation of the Draft Plan. To include summary of the SEA recommendations and related mitigation measures where significant adverse impacts or uncertain impacts have been identified in the assessment tables.	No change. No 'significant adverse impacts' have been identified in the assessment tables.
To clarify how the full range of environmental effects have been assessed and documented and make reference to the potential of cumulative effects in combination with other plans.	No change. Table 7.2 illustrating the "Implications of the Development Plan Objectives on the Environmental Protection Objectives" is a considerably complex	

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Environmental Protection Agency 04/06/14	SEA / Environmental Report (cont.)	
		<p>and varied analysis of interactions of 58 pages. There are no 'significant adverse impacts' identified in the Cork City area. The number of 'uncertain impacts' is in the hundreds. Table 7.4 is a Summary of the Assessment of Plan Objectives versus Environmental Protection Objectives. This is a simplified or summary evaluation of the draft plan.</p> <p>As stated in page 182 of the Env Report. "The City's existing capacity and infrastructure (in terms of water supply and wastewater treatment) in line with future population growth and resulting demand is a key mitigation and resulting demand is a key mitigation to potential impacts on the receiving environment." This is most important 'mitigation' factor.</p> <p>"Plan objectives with the potential to adversely affect the receiving environment have been designed to incorporate mitigation measures from the outset." The inclusion of a summary of mitigation measures would be little more than a repetition of considerable extracts of Table 7.2, an extensive list of objectives of the draft Plan.</p> <p>The receiving environment from Cork city is Cork Harbour and the city environs within the County. In theory there is potential for cumulative effects from the Cork County Development Plan, prepared by Cork County Council, in combination with the City Development Plan. However, as there are no significant adverse impacts identified from the City Development Plan, the issue of cumulative impacts is academic.</p>
	Chapter 8 Monitoring of the Plan. To complete 'frequency of reporting' and 'department responsible' columns in Table 8.1 Monitoring Programme.	Completed Table 8.1 columns.

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Environmental Protection Agency 04/06/14	SEA / Environmental Report (cont.)	
	Chapter 8. To include a commitment to review the effectiveness of monitoring / mitigation measures during the lifetime of the plan. To include a commitment to link the environmental SEA related monitoring of the Plan to implementation and reporting procedure.	No change. The development plan is reviewed two years after adoption and this may form the basis for an SEA review process. Developing a review process as outlined has merit, but raises organisational resource issues.
	Environmental Report / SEA	
Environmental Protection Agency 20/01/15	Table 3 Evaluation of the Proposed Objectives to the Draft CDP, that potential for significant adverse/ negative impacts on environmental receptors along with a number of uncertain impacts have been identified. Recommends that appropriate mitigation measures are provided to address these negative/uncertain effects.	In light of typing errors, Table 3 - Objective 5.1 (l) & (n) has been corrected by omitting the stated 'adverse' impacts and replacing same with 'beneficial / positive' impacts and 'uncertain' impacts respectively.
	Section 2 Environmental Report - Chapter 8 Monitoring should be completed.	Completed Table 8.1 Monitoring Programme.
Office of Public Works 17/06/15	Strategic Flood Risk Assessment	
	The inclusion of pluvial and ground water risks to flood risk maps where applicable would be welcomed.	Sites of pluvial flooding have been illustrated on a flood risk map.
	It is highlighted in the Guidelines, that a Stage 3 Detailed Flood Risk Assessment may be required. Assessing each site independently.	The Flood Extent Maps have been updated to illustrate the Detailed Flood Risk Assessment carried out in LeeCFRAMS.
	Lee CFRAMS Maps. In order to complete stage two flood risk assessment, the CFRAMS maps need to be validated in terms of their extent from historical floods in particular around structures, and should include investigation of minor tributaries.	The Mapping in the SFRA has been updated/ revised to reflect the Final Version of LeeCFRAMS Maps and the Lower Lee Flood Relief Scheme data.
Cork City APSR Clarify that the highlighted text ("See Appendix 2 Lee CFRAMS Management Plan for the Cork City Area of Particular Significant Risk APSR") of page 221, Volume 4, refers to the site areas of pages 222 - 246 and asks whether the text refers to sites that were subjected to the	No change. The Justification Test was applied to all sites of significant risk (Flood Zone A and Flood Zone B), as outlined in pages 222-246. (Note. The submission refers to Appendix 2, namely, the Lee CFRAMS Management Plan for the Cork City Areas of Particular Risk or	

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Office of Public Works 17/06/15	Strategic Flood Risk Assessment (cont.)	
	Justification Test.	APSR, but it should read Appendix 3.5).
	Tidal and Fluvial Maps Suggests that the Tidal Maps in Appendix 3 are overlaid onto the Fluvial Maps for ease of use.	The digital mapping has been updated to create composite flood risk maps.
Office of Public Works 21/01/15	Strategic Flood Risk Assessment Refers to the Chief Executive's Report dated September 2014 Reference 17.7 Section 1.2 Proposed amendments to the Strategic Flood Risk Assessment. "There is no significant Pluvial Flooding within the City boundary." Requests that this statement is justified and would welcome inclusion of pluvial flood risk identification maps.	Sites of pluvial flooding have been illustrated on a flood risk map.
Department of Communications, Energy and Natural Resources 16/06/14	States that geological datasets are available online at www.gsi.ie	No change.
Department of Communications, Energy and Natural Resources 21/01/15	Geological Survey of Ireland refers to the Cork Audit of Geological Sites in particular two sites in Cork city and submits co-ordinates of same.	Inserted new Figure in Environmental Report illustrating Sites of Geological Interest as Figure 10 Sites of Geological Interest below section 3.6.4 Sites of Geological Interest.
Department of the Environment Community and Local Government 20/01/15	Notes the amendment made to paragraph 12.48 of the Plan set out under amendment 12.8. relating to Flood Risk Management; and advises to have regard to the views of the OPW.	Incidents of pluvial flooding have been illustrated on a flood risk map.
Department of the Environment Community and Local Government 17/06/14	Environmental Report / SEA Process 7. Strategic Flood Risk Assessment Requests clarity on how practically, the planning guidelines on flood risk have influenced the draft plan as compared to the previous plan, including an overlay of catchment flood risk assessment and management studies and zoning maps commensurate with the application of any relevant tests – how has the Plan been made differently as a result of the	Inserted Figure 7 Proposed Land-Use Changes as a result of the Flood Risk Assessment Inserted Figure 8 Proposed Land-Use Changes as a result of the Flood Risk Assessment were inserted into the Strategic Flood Risk Assessment of the Strategic Environmental Assessment. Each figure illustrates direct changes in land-use zoning as a result of the FRA. Amended Section 12.48 of the Plan

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Department of the Environment Community and Local Government 17/06/14	Strategic Flood Risk Assessment (cont.)	
	Guidelines.	and 'Objective 12.13 Lee Catchment Plan/ Lower Flood Relief Scheme' to clarify the relationship of the flood risk assessment and the Draft Development Plan.
Southern & Eastern Regional Authority (South West Office) 16/06/14	It's recommended that the local authority considers the potential for cross border consultation in order to assess any cumulative impacts in compliance with the SEA Directive.	No change. The City Council will continue to consult and cooperate with Cork County Council on all matters of mutual responsibility such as potential cumulative impacts on the receiving environment as set in the SEA Directive.
Irish Wildlife Trust 17/06/14	New Urban Woodlands Section 10.17 can it be specified that native species, derived from native stock and appropriate to the location are used.	No change. Objective 10.10 Trees and Woodland, promotes the planting of native deciduous trees and mixed forestry in order to benefit biodiversity.
	Salmonoid River Section 10.50 typing error: should read "resting grounds for a variety of protected species of birds, bats and other mammals such as the otter."	Amended Section 10.50 to correct typing error.
	Non - designated areas of Natural Heritage Importance - additional habitats Section 10.52: There should be specific mention of wetlands, semi-natural grasslands and woodlands in the introductory passage.	Amended Section 10.52
	Non-designated areas of Natural Heritage Importance - special zoning Submits that Non-Designated Areas of Natural Heritage Importance should be afforded protection by the Council and should be zoned "Areas of Biodiversity and Natural Heritage Value"	No change. It is not considered appropriate to create a distinct land-use zoning for Areas of Biodiversity and Natural Heritage Value, given the 'Landscape Preservation Zones' land-use zoning. Landscape Preservation Zones are designated on the basis of containing a number of landscape assets including 'Ecology, areas which provide a habitat for flora and fauna.' These areas are in need of special protection. There is a presumption against development within landscape preservation zones.

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Irish Wildlife Trust 17/06/14	Strategic Flood Risk Assessment (cont.)	
	Jacobs Island In particular points out that ZO 20 Jacobs Island is adjacent to an SPA and pNHA but it is not referred to in the zoning objective.	No change. The Objective of ZO 20 Jacobs Island Mixed Use zoning is to set out the main land use objectives for the area, rather than to highlight the environmental sensitivities of adjoining land. Appropriate Assessment of any impact on the Protected Areas will be part of the assessment of any planning applications on the lands.
	Rivers and Waterways – 10m restriction Section 10.59 referring to restricting development within 10 metres of waterside locations: 'apart from in exceptional circumstances.' As there is no definition of what these exceptional circumstances are this cannot be commented on as part of a consultation process and so the phrase should be removed.	No change. It is not possible to define all 'exceptional circumstances.' While accepting that it may not always be possible to meet the prescribed standard, the onus will fall on the applicant/ developer to provide a robust rationale to seek an exception.
	Rivers and Waterways- Riparian Habitats Section 10.60: 'In new major development locations the preference will generally be to provide parks in waterside locations to maximise the potential for linkages between landscape, natural heritage and recreational opportunity.' This should be re-worded to the effect that 'In new development locations the preference will be to retain and protect existing riparian habitats. Where an ecological assessment by a suitably qualified ecologist suggests features may be added to improve ecological corridors, such features will be stipulated to specifications recommended by a suitable qualified ecologist.	Amended Section 10.60 (*also relates to Objective 10.9 River and Watercourses)
Development lands in Mahon The Habitats Directive advocates the precautionary principle, namely, if adverse impacts cannot be ruled out then an Appropriate Assessment is required. As qualifying protected species of the Cork Harbour SPA can be impacted by activity from within and outside of the SPA,	No change. The Mahon area is significant as it fronts onto Douglas Estuary and Lough Mahon, which form part of the Cork Harbour SAC and are proposed Natural Heritage Areas / Special Protection Areas. These designations mean that development that has the potential to affect the assets are subject to the requirements of the Habitat Directives	

Table 3.1 Environmental Submissions and Outcomes (continued)

Submissions on the SEA Process/ Environmental Report and the draft City Development Plan		
Agency	Issues	Response / Outcome
Irish Wildlife Trust 17/06/14	Strategic Flood Risk Assessment (cont.)	
	<p>phrases such as 'the quantification of this impact is extremely difficult' and 'it is unlikely to constitute a significant adverse effect' are unacceptable in an AA screening.</p>	<p>Assessment. In practice this means that any Plan or development project for Jacob's Island will be subject to rigorous assessment to establish whether there is any significant risk of harm to the habitat. The fact that a parcel of land has specific objectives does not imply that development of a particular type or form is possible, as it is subject to project level AA (appropriate assessment).</p> <p>Potential threats to the bird habitat could include:</p> <ul style="list-style-type: none"> - loss of habitat; - loss of related roosting sites; - negative impact on flightpaths; - run-off pollution; and - disturbance. <p>In addition, the Cork City Plan has included as an overarching policy, Policy 1.10, page 9 as follows: Policy 1.10 (page 9) The Council will ensure that any plan/ project and any associated works in the city, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/ project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/ project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.</p> <p>This is reiterated in Section 10.1 of the Plan and Objective 10.7 Designated areas and protected species further emphasises these points.</p>

4. Reasons for choosing the Plan as adopted

Introduction

- 4.1 This section of the Environmental Statement describes the different or alternative development scenarios that were assessed by Cork City Council as part of the preparation of the City Development Plan and the SEA process and the reasons for choosing the Plan as adopted, in the light of the reasonable alternatives dealt with.
- 4.2 The alternative scenarios are reasonably distinct and provide an overview of the options available in deciding the Core Strategy for the plan, having regard to national and regional plans. Having evaluated the alternative scenarios, the potential impacts of each are identified thus informing the selection of a preferred alternative for the City Development Plan.
- 4.3 The alternative scenarios for the City Development Plan generally focus development on the Key Development Areas and District Centres. The objective of the Key Development Suburban Areas and the City Centre and Docklands is to create vibrant, high quality urban residential and employment locations served by an expanded and integrated public transport system. The objective of the suburban District Centre is to develop these centres into mixed-use, urban centres with good public transport access and high quality urban design.
- 4.4 The scenarios have regard to the policies set out in the National Spatial Strategy and the South West Regional Planning Guidelines. The overall level of growth allocated to each Strategic Planning Area is the same for each scenario. The scenarios look at options for development within each SPA.

Summary Description of Alternative Scenarios

4.5 Scenario 1 Minimal Approach

This scenario seeks to restrict or limit new development. The priority is to protect the existing character and amenity of residential areas and the built and natural heritage of the city. The entire plan area under this scenario would be covered by blanket policies providing for conservation and protection. This approach seeks to maintain the status quo as far as possible, to limit the development potential of key development areas and to restrict new development to the established scale, density and character of development in the respective areas of the city.

4.6 Scenario 2 Market-led Approach

This scenario seeks to relax planning controls and to encourage and support higher density development in all development areas and infill sites. There is little emphasis on protecting residential and environmental amenity, or the built and natural heritage of the city. The location and nature of new development is dependent entirely upon market demand. Encouraging higher densities on 'infill' and 'brownfield' sites where they arise would result in a dispersed pattern of development with pockets of high density development scattered throughout the city, predominantly on the southside of the city.

4.7 Scenario 3 Selective Concentrations

This scenario takes a balanced approach to new development. The focus is on higher density mixed-use development in suitable strategic locations throughout the City, namely, the key development areas and district centres, while protecting the residential amenity and character of established residential areas by restricting inappropriate scale and design. A new District Centre would be proposed for the North-West of the City at Hollyhill Neighbourhood Centre. Higher density development will reduce pressures on 'greenfield' land, sensitive landscapes and built heritage. The prerequisite to (re) development would be the preparation and adoption of Local Area Plans or suitable alternative mechanisms.

Evaluation of Alternative Scenarios

- 4.8 It is a requirement of the SEA Directive to consider ‘reasonable alternatives taking into account the objectives and geographical scope of the plan or programme’ and the significant environmental effects of the alternatives selected. The alternative scenarios have been assessed for planning and environmental impacts against the existing environment, (environmental baseline) and the environmental protection objectives, (EPOs) during the preparation of the City Development Plan.
- 4.9 Based on an understanding of the existing and emerging environmental conditions in the City a series of EPOs were developed in order to assess the likely environmental effects which would be caused by implementation of each of the alternative scenarios described. Each Scenario was assessed to see whether it was likely to have a positive, negative, uncertain or neutral impact on the EPOs.

Table 4.1 Environmental Protection Objectives (EPOs)

EPOs	Environmental Objectives
Population Human Health	To create a sustainable compact city, a high quality safe environment in which to live, work or visit.
Biodiversity, Flora & Fauna	To protect and where appropriate, enhance the diversity of habitats, ecosystems, geological features and species in their natural surroundings
Soil	To protect and enhance the soil and ‘Greenfield’ resources of the City.
Water	To protect and where necessary improve the quality and management of watercourses and groundwater, in compliance with the requirements of the Water Framework Directive.
Climate & Air	Contribute to the mitigation of and adaptation to climate change such as flooding risk management, air quality and noise issues.
Material Assets	To make best use of the City’s infrastructure and material assets and to promote the sustainable development of new infrastructure to meet the future needs of the City population.
Cultural Heritage	To protect and where appropriate, enhance the character, diversity and special qualities of the City’s cultural, architectural and archaeological heritage.
Landscape	To protect and where appropriate, enhance the character, diversity and special qualities of the City’s landscapes.

Scenario 1 Minimal Approach

Planning Effects

- 4.10 The economic and social implications of this scenario would be negative. The City’s available development capacity would be realised in a very short period of time thus leading to urban sprawl into the adjoining administrative area. Potential benefits that could be realised through the redevelopment of Key Development Areas would be compromised and lead to urban decline. Maintaining the current form and character of the city would be detrimental of the City’s social, economic and environmental fabric.

- 4.11 This approach is contrary to the principles of proper planning and sustainable development, namely, seeking higher densities in the city centre and 'brownfield' sites to maximise investment in infrastructure such as high quality public transport systems.
- 4.12 Prioritising the protection of the established urban fabric and environment and so limiting the extent, scale and form of all new development would inhibit investment in new development. It would be detrimental to the City's economy, in particular the city centre, as the critical mass of population required to sustain it would not be achievable. The population would become more dispersed and therefore more car dependent in order to access services, etc. leading to increased greenhouse gas emissions. Business would be likely to relocate close to the dispersed population outside the city, making planned investments in high quality public transport less feasible.
- 4.13 The areas with the highest level of economic and social deprivation which are in greatest need of access to investment, services and employment and environmental improvements would be unlikely to improve but suffer further decline.

Environmental Effects

- 4.14 This scenario would significantly undermine the capacity of the City to accommodate new development and would fail to maximise limited available land resources. As opposed to reducing development pressures on 'Greenfield' lands in the Metropolitan area it would have the opposite effect and lead to the long term decline of the City's environment.
- 4.15 This scenario would have little impact upon biodiversity, flora and fauna within the City, but would be likely to have detrimental effects outside the City boundary, as Greenfield sites and potentially protected areas would come under increasing development pressure.
- 4.16 This scenario would be likely to increase encroachment into and loss of important habitats in the peripheral areas of the City and into the wider Metropolitan area, thus affecting biodiversity, flora and fauna. It would result in the loss of soil resources for agriculture or recreational purposes and have surface water implications.
- 4.17 Greenfield development is more likely to pose a threat to the status of watercourses and adversely impact on biodiversity, flora, fauna and human health; and will reduce the natural water holding / saturation capacity of the land, resulting in increased risk of flooding.
- 4.18 Limiting population growth within the city will result in urban sprawl, car dependency, increased energy use and greenhouse gas emissions and prohibit investment in high quality public transport infrastructure.
- 4.19 As development migrates outwards, the potential for direct adverse impacts on architectural and archaeological heritage would diminish. However, the city's built heritage may fall into decline in the medium to long term as a result of economic decline in the more central historic areas as economic investment migrates out to the suburbs.
- 4.20 A strict protectionist policy towards the City's existing scale and character and landscape assets would be beneficial in the short term but may be detrimental to the landscape assets beyond the city boundary, as development migrates out to the suburbs.

Scenario 2 Market-led

Planning Effects

- 4.21 Facilitating higher densities on all 'infill' and 'Brownfield' sites, throughout the City, would likely result in a dispersed pattern of settlement with sporadic pockets of high density development, predominantly in the southside of the City. The absence of a coherent spatial strategy for high density development would prohibit the development of an integrated high quality public transport system.
- 4.22 Speculative development pressure would increase on 'Greenfield' sites, including protected landscapes, recreational and sporting facilities, thus impacting on biodiversity, flora and fauna. The established character of the city including built and natural heritage assets would be undermined with detrimental results.
- 4.23 The location and nature of development would be dependent upon market demand and would be likely to be disproportionately spread throughout the southside of the City, centred on established and more affluent growth areas, whereas, socially and economically deprived areas on the northside of the City would be likely to suffer further decline and neglect.

Environmental Effects

- 4.24 This scenario allows for high densities, maximising efficiency of use of particular land assets / sites, but the sites are dictated by market demand and profitability and at a cost of the structural requirements of the city. The resulting piecemeal development pattern is likely to undermine the economic viability of high quality public transport infrastructure.
- 4.25 Increased development pressures on the City's sports, recreational infrastructure and landscape assets would result in the loss of some resources and relocation of others beyond the city boundary. This scenario would give rise to increased car dependence, traffic generation and congestion, greenhouse gas emissions and detrimental impact on the quality of the streetscape environment.
- 4.26 This scenario would lift restrictions on development and as such would be more likely to encroach upon designated protected areas, with detrimental impact on protected species and habitats; on 'Greenfield' lands within the City, with detrimental impacts on flora and fauna, biodiversity as a whole. This scenario would encourage re-use of 'Brownfield' sites and reduce pressures on 'Greenfield' lands beyond the City boundary.
- 4.27 This scenario would potentially overload the City's wastewater treatment infrastructure resulting in a deterioration of water quality and so adversely affecting biodiversity, flora and fauna and human health.
- 4.28 This scenario would be more likely to result in development within existing floodplains or increase surface water infrastructural demands from the development of 'greenfield' sites with potential adverse impacts from flooding.
- 4.29 This scenario would be more likely to encroach upon and damage the built heritage of the city, as the emphasis would be to maximise the development potential of sites. High rise high density development would be juxtaposed with low and medium rise character areas, and undermine protected and historic views and vistas and injure the visual amenity of the city's landscape assets including protected ridges.

Scenario 3 Selected Concentrations

Planning Effects

- 4.30 This Scenario aims to maximise development at strategic locations and 'Brownfield' sites, in order to plan for and support high quality public transportation infrastructure by achieving critical mass of population. This scenario would be likely to minimise urban sprawl and be consistent with the sustainable compact city model and reduce car dependence.
- 4.31 Economic and population growth in targeted strategic locations, such as key development areas and district would be likely to safeguard the amenities and character of established residential areas and at the same time facilitate the essential growth of the city in line with regional plans and forecasts.
- 4.32 This scenario would reduce the need to develop 'greenfield' sites and so minimise potential adverse impacts on biodiversity, flora and fauna.
- 4.33 Targeted growth at strategic locations throughout the city would benefit socially and economically deprived areas of the city, particularly on the northside of the city where the need of access to services and employment is greatest, resulting in environmental improvements to these areas.

Environmental Effects

- 4.34 This scenario would be likely to result in less development beyond the City's boundary and would reduce the need to develop 'greenfield' sites within and beyond the City, thus minimising potential adverse impacts.
- 4.35 Higher density development in appropriate strategic locations is an efficient use of limited land resources, and would enable the delivery of a critical mass of population to support new infrastructure and services; and reduce development pressure on established residential areas and so protect residential amenity.
- 4.36 This scenario would be likely to result in reduced encroachment and impact on 'Greenfield' lands and protected areas, thus minimising potential impact on biodiversity, flora and fauna.
- 4.37 This scenario would be most likely to facilitate population growth within the city, which would facilitate and support the provision of necessary wastewater treatment plant and to safeguard water quality, and human health; which would support and facilitate the provision of a high quality public transport system and reduce car dependence, and minimise increases in greenhouse gas emissions and air quality and noise issues.
- 4.38 Concentrating the majority of development at selected key development areas should reduce the potential conflict of new development in areas of flood risk and support the provision of flood mitigation measures where it is necessary, such as Docklands.
- 4.39 This scenario would be likely to protect many of the City's existing landscape assets and development can be directed away from sensitive areas. Potential adverse impacts to the historic city centre and suburban gateways could be mitigated by implementing the recommendations of the Cork City Landscape Strategy 2008.

Scenario 3 Selected Concentrations

Planning Effects

- 4.30 This Scenario aims to maximise development at strategic locations and 'Brownfield' sites, in order to plan for and support high quality public transportation infrastructure by achieving critical mass of population. This scenario would be likely to minimise urban sprawl and be consistent with the sustainable compact city model and reduce car dependence.
- 4.31 Economic and population growth in targeted strategic locations, such as key development areas and district would be likely to safeguard the amenities and character of established residential areas and at the same time facilitate the essential growth of the city in line with regional plans and forecasts.
- 4.32 This scenario would reduce the need to develop 'greenfield' sites and so minimise potential adverse impacts on biodiversity, flora and fauna.
- 4.33 Targeted growth at strategic locations throughout the city would benefit socially and economically deprived areas of the city, particularly on the northside of the city where the need of access to services and employment is greatest, resulting in environmental improvements to these areas.

Environmental Effects

- 4.34 This scenario would be likely to result in less development beyond the City's boundary and would reduce the need to develop 'greenfield' sites within and beyond the City, thus minimising potential adverse impacts.
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- 4.36 This scenario would be likely to result in reduced encroachment and impact on 'Greenfield' lands and protected areas, thus minimising potential impact on biodiversity, flora and fauna.
- 4.37 This scenario would be most likely to facilitate population growth within the city, which would facilitate and support the provision of necessary wastewater treatment plant and to safeguard water quality, and human health; which would support and facilitate the provision of a high quality public transport system and reduce car dependence, and minimise increases in greenhouse gas emissions and air quality and noise issues.
- 4.38 Concentrating the majority of development at selected key development areas should reduce the potential conflict of new development in areas of flood risk and support the provision of flood mitigation measures where it is necessary, such as Docklands.
- 4.39 This scenario would be likely to protect many of the City's existing landscape assets and development can be directed away from sensitive areas. Potential adverse impacts to the historic city centre and suburban gateways could be mitigated by implementing the recommendations of the Cork City Landscape Strategy 2008.

The Preferred Scenario

- 4.40 Scenario 3 - Selected Concentrations is the preferred Scenario. Scenario 3 would result in the most positive impacts such as protecting the built and natural heritage within and beyond the City boundary; making best use of 'Brownfield' sites and strategic growth areas and thus reducing pressure on 'Greenfield' lands; targeted strategic growth areas would facilitate and support investment in public transport systems and infrastructure. This scenario would be likely to result in the least environmental impact and is the most desirable option.
- 4.41 In addition, Scenario 3 provides a better balance between environmental protection and economic and social development than the other alternatives. The core strategy of the development plan that has emerged relates well with Scenario 3.

Table 4.2 Summary Interactions of the Development Scenarios against the EPOs.

EPOs	Scenario 1	Scenario 2	Scenario 3
Population Human Health	Neutral	Negative	Positive
Biodiversity, Flora & Fauna	Positive	Negative	Positive
Soil	Neutral	Unclear	Positive
Water	Positive	Negative	Neutral
Climate & Air	Negative	Negative	Positive
Material Assets	Neutral	Neutral	Neutral
Cultural Heritage	Positive	Negative	Unclear
Landscape	Unclear	Negative	Positive
Overall Assessment	Positive	Negative	Positive

**Unclear Impact may include positive and negative impacts*

5. Monitoring

Introduction

- 5.1 The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored. This SEA Statement identifies the proposals for monitoring the City Development Plan.
- 5.2 The primary purpose of monitoring is to cross check significant environmental effects of implementation against those predicted during the preparation of the Plan. Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Plan is achieving its environmental objectives and targets; whether these need to be re-examined; and whether mitigation measures are being implemented.
- 5.3 Monitoring will focus on the likely significant environmental effects, which have been identified in the Environmental Report and the measures identified as necessary to prevent, reduce, or offset any significant adverse effects. The indicators will identify that appropriate remedial action is undertaken.

Responsibility for and frequency of Monitoring

- 5.4 Monitoring and implementing the Development Plan is primarily the responsibility of the Strategic Planning & Economic Development Directorate of the Council. However, the City Development Plan also incorporates and aligns objectives of other Council Directorates, such as Roads & Transportation, Environment & Recreation, Housing and Community, etc. and cooperation will be required from same. In some cases, responsibility may lie with external bodies such as the Central Statistics Office, (CSO) and the Environmental Protection Agency, (EPA) etc.
- 5.5 The statutory Progress Report on the objectives of the Plan, will be published two years after the adoption of the City Development Plan (April 2017) and, “shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan.”
- 5.6 Notwithstanding the statutory progress report, the preparation of a regular monitoring and evaluation report would be invaluable to identify issues that may inhibit implementation of the Plan.
- 5.7 Table 5.1 sets out the environmental protection objectives, targets and indicators to be monitored. The majority of indicators will be monitored by Council Directorates. The Council's Planning Application Management System / Planning Register will be an important data source to assess progress in implementing the plan.

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Population, Human Health

To create a sustainable compact city, a high quality safe environment in which to live, work or visit.	Increase in population	Population of city	5 yrs	CSO/ SPED
	Increase in number of residential properties	Number of residential properties	Annual	SPED
		Average density of new development permitted	5 yrs	SPED
	Increased modal shift from private car to public transport and cycling	Modal shift	5 yrs	SPED
		Number of new residential units and employment floorspace within 400metres of bus route / planned BRT	Annual	SPED / R&T
	Avoid incompatible development near SEVESO and IPPC sites	Measure of new cycleways	Annual	SPED / R&T
		Number of permissions granted within the consultation zones of Seveso or IPPC sites	Annual	SPED
		Number of new primary health care / schools / crèches / community parks / sports facilities permitted	Annual	SPED

Biodiversity, Flora and Fauna

To protect and where appropriate, enhance the diversity of habitats, ecosystems, geological features and species in their natural surroundings.	Maintain the favourable conservation status of all habitats and species, especially those protected under national and international legislation	Number of developments receiving planning permission within designated sites or within the consultation distance of designated sites where the HDA/ AA process identified potential for impacts	Annual	SPED
	Delivery of actions of the Cork City Biodiversity Action Plan	Totals of, or reduction in the quantum of 'greenfield' lands; length of linked green corridors	Annual	SPED

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Biodiversity, Flora and Fauna cont.

	2009-2014	Number of actions achieved in biodiversity action plan	Annual	SPED
	Establishment of a green infrastructure strategy for the city	Progress on green infrastructure strategy	2 yrs	E&R / SPED
	Protect habitats from invasive species	Monitor extent and distribution of invasive species	2 yrs	E&R / SPED
		Monitor distribution of butterfly, otter, bat populations	2 yrs	E&R / SPED
		Monitor street trees	2 yrs	E&R / SPED
		Increase in area of wetlands / swales (SUDS) on new developments	Annual	E&R / SPED
		Length of channel converted from culvert to natural channel	Annual	E&R / SPED

Soil

To protect and enhance the soil and 'Greenfield' resources of the City.	To reduce the use or development of Greenfield sites	Number of greenfield sites developed or preserved	Annual	SPED
	To encourage the re-use of Brownfield sites	Number of brownfield sites redeveloped	Annual	SPED
		Volume of construction and demolition waste recycled	2 yrs	E&R
		Increase or reduction in number of vacant and derelict buildings. Derelict sites register.	Annual	SPED

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible	
To protect and where necessary improve the quality and management of watercourses and groundwater, in compliance with the requirements of all water and habitat based legislation including the Water Framework Directive.	Achieve (maintain) 'good' status of all surface waters.	Status of Surface Water (under Surface Water Regulations SI No 272 of 2009)	3 yrs	SPED / E&R	
	Achieve (maintain) compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.	Ecological Status of Water Bodies	3 yrs	SPED / E&R	
	To permit development in accordance with WWTP capacity and discharge licenses.	Status of Bathing Waters (under Directive 2006/7/EC)	Annual	SPED / E&R	
	To provide adequate water, wastewater treatment and drainage infrastructure / flood prevention works	Status of Groundwater (under Directive 2006/118/EC)	3 yrs	SPED / E&R	
	All water bodies to meet targets set in SWRDB plan (in accordance with S.I. 722 of 2003)	Number of households served by 'public' urban waste water treatment plants or individual systems	2 yrs	SPED / E&R	
	To maintain safe status of drinking water and water sources - EC (Drinking Water (No. 2) Regulations 2007 and EC (Quality of surface water intended for the abstraction of drinking water) Regulations 1989	Number of households served by 'public' water supplies	2 yrs	SPED / E&R	
		Quantum of capacity and demands of water supply and wastewater infrastructure	2 yrs	SPED / E&R	
		Number of development schemes incorporating SuDS such as swales and on-site wetlands	2 yrs	SPED / E&R	
		Length of watercourses culverted	2 yrs	SPED / E&R	
		Measure of water loss / waste through leakage;	2 yrs	SPED / E&R	
		Number of development schemes incorporating water conservation strategy	2 yrs	SPED / E&R	
		All designated Bathing waters to comply with the requirements of the Bathing Water Quality Regulations 2008 (SI No 79 of			

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Water cont.

	2008)			
	Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for Biodiversity			
	Ensure sustainable levels of abstraction of surface and ground water and promote water conservation			

Climate and Air

Contribute to the mitigation of/ and adaptation to climate change such as flooding, air quality and noise issues.	Meet (maintain) air quality status targets in line with Air Quality Framework Directives	Monitor level of pollutants, including particulates and Nitrogen Oxides	Annual	E&R
	Minimise noise pollution for city residents	Percentage of residential properties exposed to high sound levels	Annual	R&T / SPED
	Increase energy efficiency, renewable energy sources and reduce energy waste	Percentages/ quantum of population travelling to work by public transport, walking or cycling	5 yrs	R&T / SPED
	Decrease / minimise emissions of greenhouse gases	Number of permitted schemes in flood plains/ areas at risk of flooding	Annual	SPED
		Number of permitted wind turbines	Annual	SPED
		Number of permitted developments incorporating solar panels	Annual	SPED
	Increase modal shift to public transport, walking and cycling			
	Provide flood protection			

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Climate and Air cont.

	measures where appropriate			
	Avoid inappropriate development in areas of flood risk			

Material Assets

To make best use of the City's infrastructure and material assets and to promote the sustainable development of new infrastructure to meet the future needs of the City's population.	Develop the road, rail and public transport infrastructure to facilitate sustainable growth and travel patterns	Percentage changes commuting modal shift from car to alternatives Number of passengers / journeys by bus and rail	5 yrs	R&T / SPED
	Ensure an efficient water supply and wastewater treatment infrastructure in line with demand	Quantum of demand and capacity of water supply services and wastewater treatment.	2 yrs	E&R
	Protect and optimise the use of the existing building stock	Quantum of water loss / waste through leakage	2 yrs	E&R
	Protect and enhance green infrastructure such as 'greenfield' lands and recreational facilities	Number of critical infrastructure projects completed	Annual	SPED
		Number of vacant / underutilised buildings	Annual	SPED
	Reduce the generation of waste, and waste to landfill and to operate sustainable waste management practices	Number of derelict sites	Annual	SPED
		Quantum of 'greenfield' sites developed	Annual	SPED
		Quantum of domestic and commercial waste generated; disposed to landfill and / or recycled	2 yrs	E&R

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Cultural Heritage

To protect and where appropriate, enhance the character, diversity and special qualities of the City's cultural, architectural and archaeological heritage.	No loss of or adverse impact on the fabric or setting of monuments on the Record of Monuments (RMP)	Loss of or adverse impact on monuments on the Record of Monuments	Annual	SPED
	No loss of or adverse impact on the architectural heritage value or setting of Protected Structures and Architectural Conservation Areas	Loss of or adverse impact on Protected Structures, Architectural Conservation Areas, or NIAH Structures	Annual	SPED
		Number of Protected Structures	Annual	SPED
	No loss of or adverse impact on structures recorded on the National Inventory of Architectural Heritage	Number of Protected Structures put 'at risk' or on Derelict Sites Register	Annual	SPED
		Number of Architectural Conservation Areas	Annual	SPED
	Preparation and Implementation of Cork City Heritage Plan 2015- 2020	Number of Archaeological Sites investigated	Annual	SPED
		Number of formal advice statements issued (Section 5s & 57s)	Annual	SPED
		Number of proposed plans and schemes screened / assessed by the City Archaeologist and the Conservation Architect	Annual	SPED

Table 5.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Landscape

To protect and where appropriate, enhance the character, diversity and special qualities of the City's landscapes.	No large scale or inappropriate development permitted in areas of high landscape value or landscape preservation zones	Number of large scale developments permitted in areas of high landscape value or land preservation zones.	Annual	SPED	
	Protect and enhance all designated sites and landscapes and features of significance	Number of new parks / quantum of area	Annual	E&R	
		Number of trees planted	Annual	E&R	
	Protect and enhance all nondesignated Greenfield sites	Quantum of area categorized as landscape / green infrastructure	Annual	E&R / SPED	
		Length of linked landscape corridor	Annual	E&R / SPED	
	Develop new areas of open space	Tree Preservation Orders	Annual	SPED	
	Increase tree coverage and protect significant trees				
	Number of new landscapes created and linear connections between green spaces / habitats				

Important Note. Given the scale of the task to carry out city-wide surveys for all listed indicators and the resource issues highlighted in the Environmental Report, the City Council may have to prioritise surveys and use 'proxy' data sources/ tools such as the Employment Land Use Survey; Geo-Directory and the Council's Planning Application Management System in order to monitor implementation of the Plan.

Strategic Planning & Economic Development Directorate, (SPED)

Environment & Recreation Directorate, (E & R)

Roads & Transportation Directorate, (R & T)

Central Statistics Office, (CSO)

6. Addendum to the Environmental Report

Introduction

- 6.1 This is the addendum to the Environmental Report for the Cork City Development Plan 2015 - 2021. The addendum identifies how the Environmental Report has been updated in response to submissions received from environmental authorities and stakeholders during the three public consultation periods. It should be noted that this Addendum supplements and should be read in conjunction with the Environmental Report.

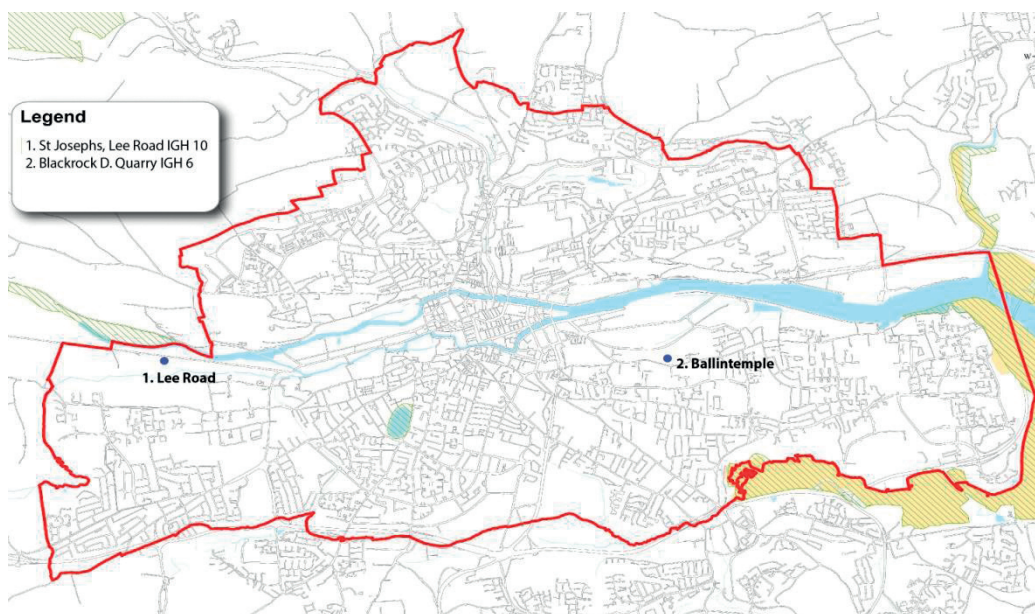
Note. These changes will be incorporated into the final version of the Environmental Report

Amendments to ‘Volume 4 - Environmental Assessments’ in response to submissions and observations received

Part 2 Strategic Environmental Assessment

Chapter 3 Baseline Environment

In response to submission from DECNR / Geological Survey of Ireland (21/01/15) Inserted Figure 10 Sites of Geological Interest to Section 3.6.4 Sites of Geological Interest.



In response to submission from EPA (04/06/14)
Amended text of Section 3.5.17 Dredging as follows:

3.5.17 Dredging

Dredging is undertaken regularly within Cork Harbour periodically to remove excessive levels of silt which may interfere with marine traffic lanes. The dredging process can affect water quality and ecology by releasing toxic contaminants into the water source and altering the hydrology. This is a particular concern in areas close to protected habitats or species and designated Shellfish waters.

However, the Port of Cork Company is licensed under Section 3 (3) the Foreshore Act 1933 to carry out maintenance dredging works to defined foreshore areas from Custom House Quay/ Anderson's Quay to Tivoli Docks to Blackrock as far as Roche's Point. The licensing authority is the Department of the Environment, Community and Local Government.

Furthermore, the Port of Cork Company holds a permit (issued by the EPA, under the Dumping at Sea Acts 1996 – 2009) to dump at sea, dredged material arising from maintenance dredging at a number of locations in the Lee Estuary / Cork Harbour over a six year timeframe, (2014 - 2020). An Appropriate Assessment was undertaken to see if the said activities would have a significant effect on the European Sites of Cork Harbour SPA and Great Island Channel SAC. The Natura Impact Statement (AA) concludes that there would be no significant impacts from the proposed activities on any protected habitats or species. The EPA is satisfied that the activities will not cause any disturbance to those species or any deterioration in their conservation status; and that there is no reasonable scientific doubt as to the absence of such effects.

Chapter 7 Evaluation of the Draft Plan

In response to submission from EPA (20/01/15) Evaluation of the Proposed Objectives to the Draft GDP

To correct typing errors to Objective 5.1(l) & (n) in Table 7.3 Evaluation of the Proposed Objectives to the draft GDP. (and *Table 3 Evaluation of the Proposed Objectives to the Draft GDP, page 99 of Addendum to Volume 4, 15th December 2014*) thus replacing 'adverse' impacts and with 'beneficial / positive' impacts and 'uncertain' impacts.

Table 7.3 Evaluation of the Proposed Objectives to the draft GDP

Table 7.3 Evaluation of the Proposed Objectives to the draft GDP

Objective 5.1	PHH	BFF	SL	WR	CA	MA	CH	LD
(l) To encourage the use of innovative measures to reduce the requirement for car parking	?	+	?	?	+	+	?	?
(n) To facilitate operation (and expansion) of Cork Airport and Port of Cork, recognising their significant role in the economic vitality and quality of life of the region	?	?	?	?	?	+	?	?

Chapter 8 Monitoring of the Plan

In response to submissions from the EPA (04/06/14) & (20/01/15)

Completed 'Frequency of Reporting' and 'Department Responsibly' columns in the Table 8.1 Monitoring Programme as follows:

Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Population, Human Health

To create a sustainable compact city, a high quality safe environment in which to live, work or visit.	Increase in population	Population of city	5 yrs	CSO/ SPED
	Increase in number of residential properties	Number of residential properties	Annual	SPED
		Average density of new development permitted	5 yrs	SPED
	Increased modal shift from private car to public transport and cycling	Modal shift	5 yrs	SPED
		Number of new residential units and employment floorspace within 400metres of bus route / planned BRT	Annual	SPED / R&T
	Avoid incompatible development near SEVESO and IPPC sites	Measure of new cycleways	Annual	SPED / R&T
	Improved access to community and recreational facilities	Number of permissions granted within the consultation zones of Seveso or IPPC sites	Annual	SPED
		Number of new primary health care / schools / crèches / community parks / sports facilities permitted	Annual	SPED

Biodiversity, Flora and Fauna

To protect and where appropriate, enhance the diversity of habitats, ecosystems, geological features	Maintain the favourable conservation status of all habitats and species, especially those protected under national and international	Number of developments receiving planning permission within designated sites or within the consultation distance of designated sites where the HDA/ AA process identified potential for	Annual	SPED
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Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Biodiversity, Flora and Fauna

and species in their natural surroundings.	legislation	impacts		
	Delivery of actions of the Cork City Biodiversity Action Plan 2009-2014	Totals of, or reduction in the quantum of 'greenfield' lands; length of linked green corridors	Annual	SPED
	Establishment of a green infrastructure strategy for the city	Number of actions achieved in biodiversity action plan	Annual	SPED
	Protect habitats from invasive species	Progress on green infrastructure strategy	2 yrs	E&R / SPED
		Monitor extent and distribution of invasive species	2 yrs	E&R / SPED
		Monitor distribution of butterfly, otter, bat populations	2 yrs	E&R / SPED
		Monitor street trees	2 yrs	E&R / SPED
		Increase in area of wetlands / swales (SUDS) on new developments	Annual	E&R / SPED
	Length of channel converted from culvert to natural channel	Annual	E&R / SPED	

Soil

To protect and enhance the soil and 'Greenfield' resources of the City.	To reduce the use or development of Greenfield sites	Number of greenfield sites developed or preserved	Annual	SPED
	To encourage the re-use of Brownfield sites	Number of brownfield sites redeveloped	Annual	SPED
		Volume of construction and demolition waste recycled	2 yrs	E&R
		Increase or reduction in number of vacant and derelict buildings. Derelict sites register.	Annual	SPED

Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible	
To protect and where necessary improve the quality and management of watercourses and groundwater, in compliance with the requirements of all water and habitat based legislation including the Water Framework Directive.	Achieve (maintain) 'good' status of all surface waters.	Status of Surface Water (under Surface Water Regulations SI No 272 of 2009)	3 yrs	SPED / E&R	
	Achieve (maintain) compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.	Ecological Status of Water Bodies	3 yrs	SPED / E&R	
	To permit development in accordance with WWTP capacity and discharge licenses.	Status of Bathing Waters (under Directive 2006/7/EC)	Annual	SPED / E&R	
	To provide adequate water, wastewater treatment and drainage infrastructure / flood prevention works	Status of Groundwater (under Directive 2006/118/EC)	3 yrs	SPED / E&R	
	All water bodies to meet targets set in SWRDB plan (in accordance with S.I. 722 of 2003)	Number of households served by 'public' urban waste water treatment plants or individual systems	2 yrs	SPED / E&R	
	To maintain safe status of drinking water and water sources - EC (Drinking Water (No. 2) Regulations 2007 and EC (Quality of surface water intended for the abstraction of drinking water) Regulations 1989	Number of households served by 'public' water supplies	2 yrs	SPED / E&R	
		Quantum of capacity and demands of water supply and wastewater infrastructure	2 yrs	SPED / E&R	
		Number of development schemes incorporating SuDS such as swales and on-site wetlands	2 yrs	SPED / E&R	
		Length of watercourses culverted	2 yrs	SPED / E&R	
		Measure of water loss / waste through leakage;	2 yrs	SPED / E&R	
		Number of development schemes incorporating water conservation strategy	2 yrs	SPED / E&R	
		All designated Bathing waters to comply with the requirements of the Bathing Water Quality Regulations 2008 (SI No 79 of			

Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Water cont.

	2008)			
	Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for Biodiversity			
	Ensure sustainable levels of abstraction of surface and ground water and promote water conservation			

Climate and Air

Contribute to the mitigation of/ and adaptation to climate change such as flooding, air quality and noise issues.	Meet (maintain) air quality status targets in line with Air Quality Framework Directives	Monitor level of pollutants, including particulates and Nitrogen Oxides	Annual	E&R
	Minimise noise pollution for city residents	Percentage of residential properties exposed to high sound levels	Annual	R&T / SPED
	Increase energy efficiency, renewable energy sources and reduce energy waste	Percentages/ quantum of population travelling to work by public transport, walking or cycling	5 yrs	R&T / SPED
	Decrease / minimise emissions of greenhouse gases	Number of permitted schemes in flood plains/ areas at risk of flooding	Annual	SPED
		Number of permitted wind turbines	Annual	SPED
		Number of permitted developments incorporating solar panels	Annual	SPED
	Increase modal shift to public transport, walking and cycling			
	Provide flood protection			

Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Climate and Air cont.

	measures where appropriate			
	Avoid inappropriate development in areas of flood risk			

Material Assets

To make best use of the City's infrastructure and material assets and to promote the sustainable development of new infrastructure to meet the future needs of the City's population.	Develop the road, rail and public transport infrastructure to facilitate sustainable growth and travel patterns	Percentage changes commuting modal shift from car to alternatives Number of passengers / journeys by bus and rail	5 yrs	R&T / SPED
	Ensure an efficient water supply and wastewater treatment infrastructure in line with demand	Quantum of demand and capacity of water supply services and wastewater treatment.	2 yrs	E&R
	Protect and optimise the use of the existing building stock	Quantum of water loss / waste through leakage	2 yrs	E&R
	Protect and enhance green infrastructure such as 'greenfield' lands and recreational facilities	Number of critical infrastructure projects completed	Annual	SPED
		Number of vacant / underutilised buildings	Annual	SPED
	Reduce the generation of waste, and waste to landfill and to operate sustainable waste management practices	Number of derelict sites	Annual	SPED
		Quantum of 'greenfield' sites developed	Annual	SPED
		Quantum of domestic and commercial waste generated; disposed to landfill and / or recycled	2 yrs	E&R

Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
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Cultural Heritage

To protect and where appropriate, enhance the character, diversity and special qualities of the City's cultural, architectural and archaeological heritage.	No loss of or adverse impact on the fabric or setting of monuments on the Record of Monuments (RMP)	Loss of or adverse impact on monuments on the Record of Monuments	Annual	SPED
	No loss of or adverse impact on the architectural heritage value or setting of Protected Structures and Architectural Conservation Areas	Loss of or adverse impact on Protected Structures, Architectural Conservation Areas, or NIAH Structures	Annual	SPED
		Number of Protected Structures	Annual	SPED
	No loss of or adverse impact on structures recorded on the National Inventory of Architectural Heritage	Number of Protected Structures put 'at risk' or on Derelict Sites Register	Annual	SPED
		Number of Architectural Conservation Areas	Annual	SPED
	Preparation and Implementation of Cork City Heritage Plan 2015- 2020	Number of Archaeological Sites investigated	Annual	SPED
		Number of formal advice statements issued (Section 5s & 57s)	Annual	SPED
		Number of proposed plans and schemes screened / assessed by the City Archaeologist and the Conservation Architect	Annual	SPED

Table 8.1 Monitoring Programme of the Cork City Development Plan 2015 - 2021 (cont.)

Environmental Protection Objective	Target	Indicator	Frequency of Reporting	Department Responsible
------------------------------------	--------	-----------	------------------------	------------------------

Landscape

To protect and where appropriate, enhance the character, diversity and special qualities of the City's landscapes.	No large scale or inappropriate development permitted in areas of high landscape value or landscape preservation zones	Number of large scale developments permitted in areas of high landscape value or land preservation zones.	Annual	SPED	
	Protect and enhance all designated sites and landscapes and features of significance	Number of new parks / quantum of area	Annual	E&R	
		Number of trees planted	Annual	E&R	
	Protect and enhance all nondesignated Greenfield sites	Quantum of area categorized as landscape / green infrastructure	Annual	E&R / SPED	
		Length of linked landscape corridor	Annual	E&R / SPED	
	Develop new areas of open space	Tree Preservation Orders	Annual	SPED	
	Increase tree coverage and protect significant trees				
	Number of new landscapes created and linear connections between green spaces / habitats				

Important Note. Given the scale of the task to carry out city-wide surveys for all listed indicators and the resource issues highlighted in the Environmental Report, the City Council may have to prioritise surveys and use 'proxy' data sources/ tools such as the Employment Land Use Survey; Geo-Directory and the Council's Planning Application Management System in order to monitor implementation of the Plan.

Strategic Planning & Economic Development Directorate, (SPED)

Environment & Recreation Directorate, (E & R)

Roads & Transportation Directorate, (R & T)

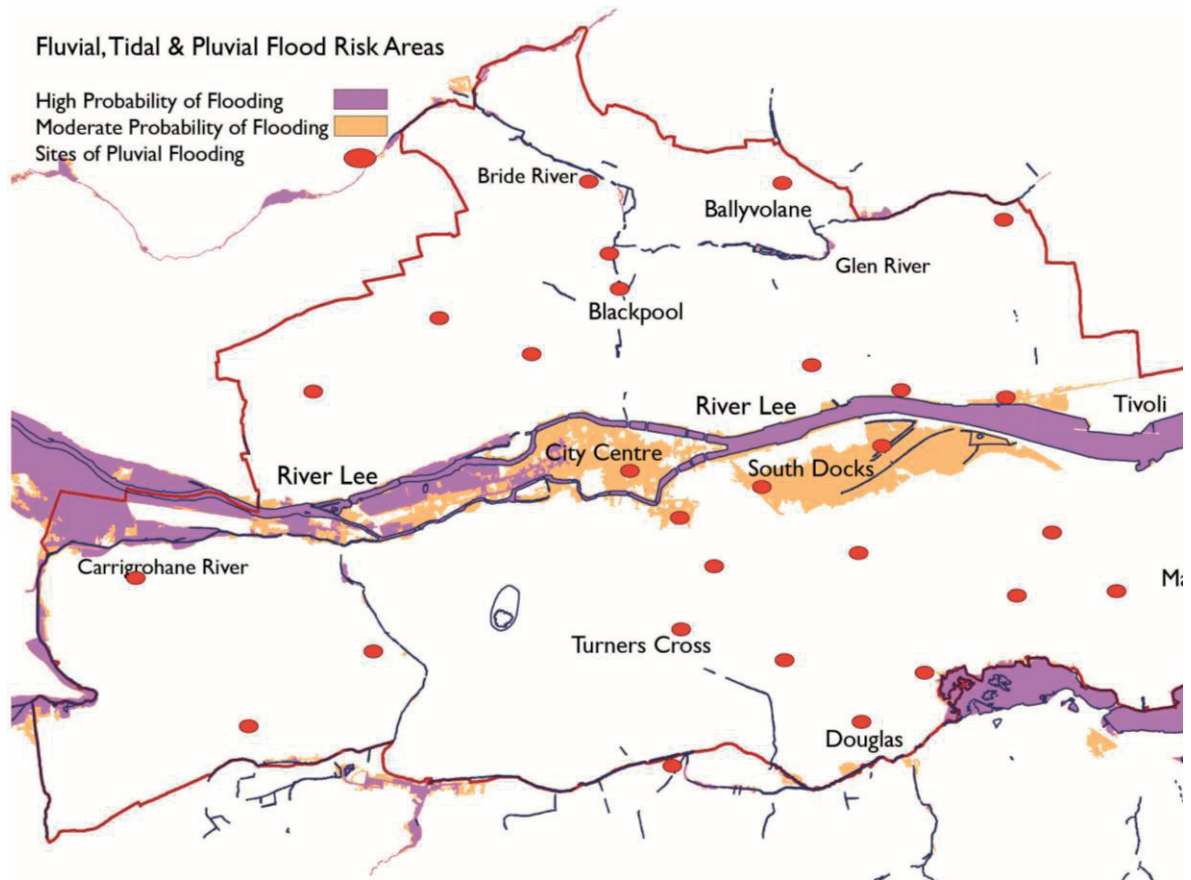
Central Statistics Office, (CSO)

Amendments to Part 3 Strategic Flood Risk Assessment

In response to the submissions from the OPW (15/06/14) and (21/01/15), and the DECLG (20/01/15).

Amended Figure 2 to include sites of Pluvial flooding events; and updated the Lee CFRAMS Flood Extent Maps and the Justification Test Maps accordingly; and inserted the Stage 3 Detailed Flood Risk Assessment Maps (Figures 5-7 below).

Figure 2 Cork City Flood Risk Areas



**combined Fluvial and Tidal flooding identified in Lee CFRAMS. Pluvial issues identified in OPW/ City Council reports.*

Figure 3 Cork City Flood Risk Areas & existing Land-Use Zonings

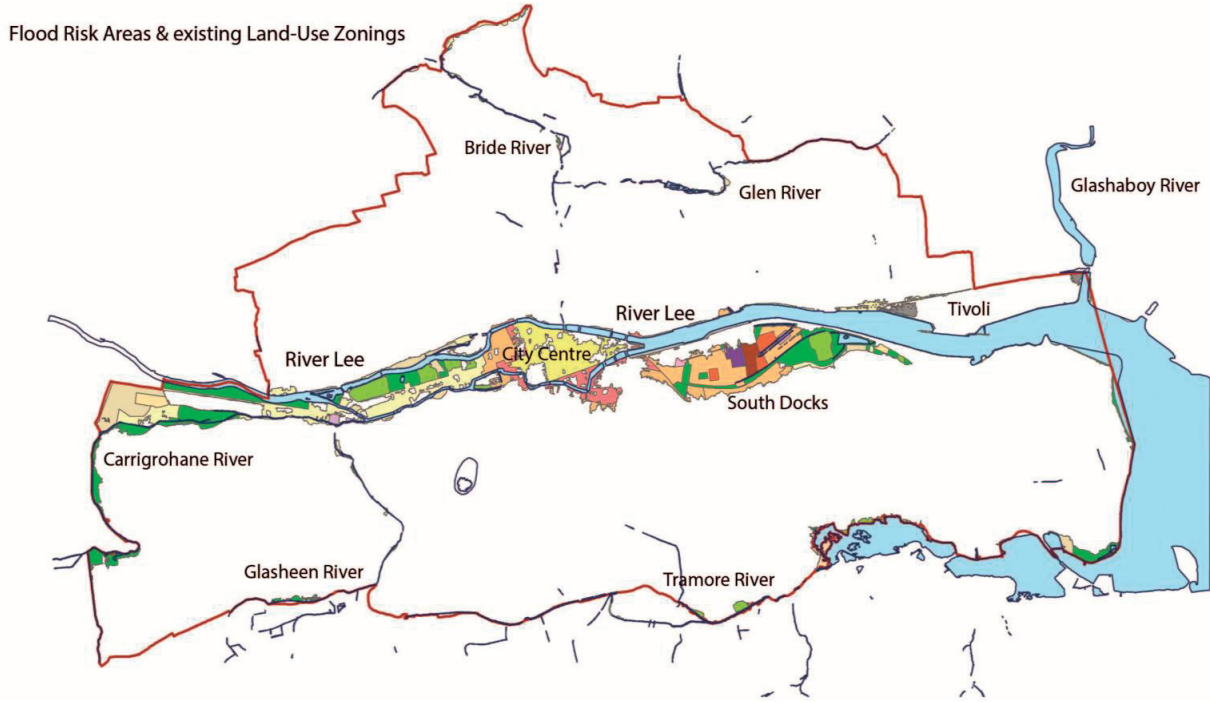
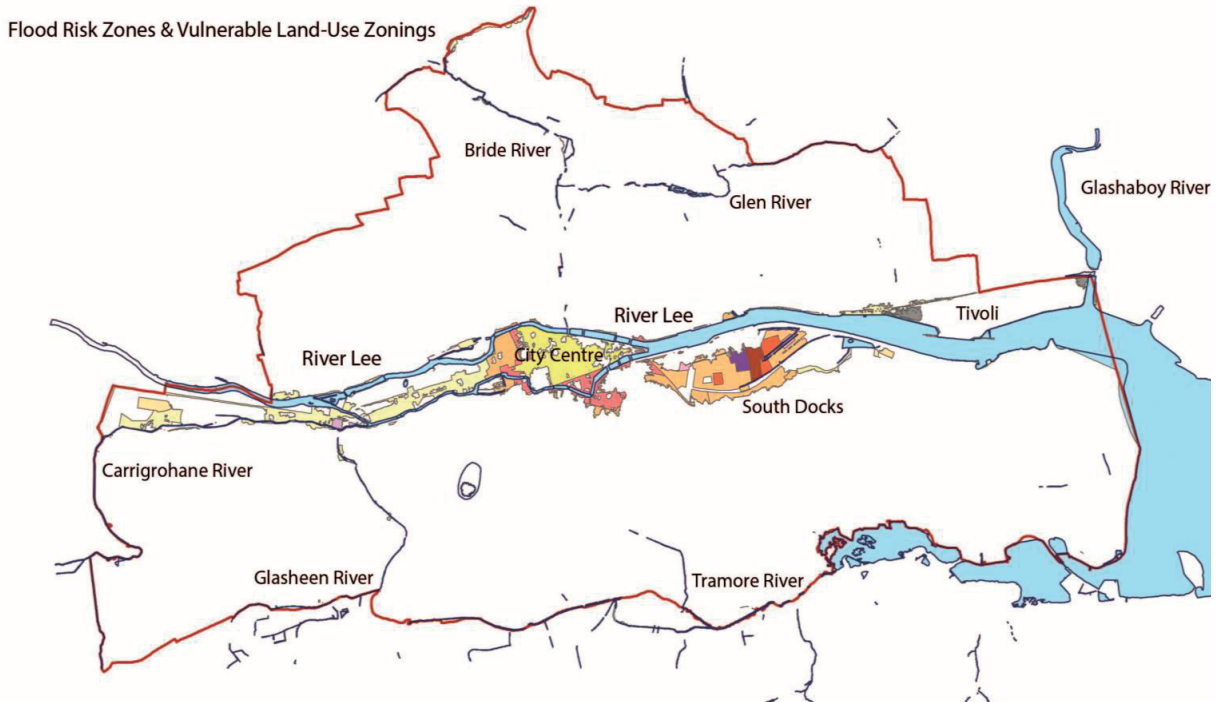


Figure 4 Vulnerable Land-Use Zonings within Cork City Flood Risk Areas



In response to the submission from OPW (15/06/14)
 Inserted 'Stage 3 Detailed Flood Risk Assessment Maps'

Figure 5 Undefended Flood Risk

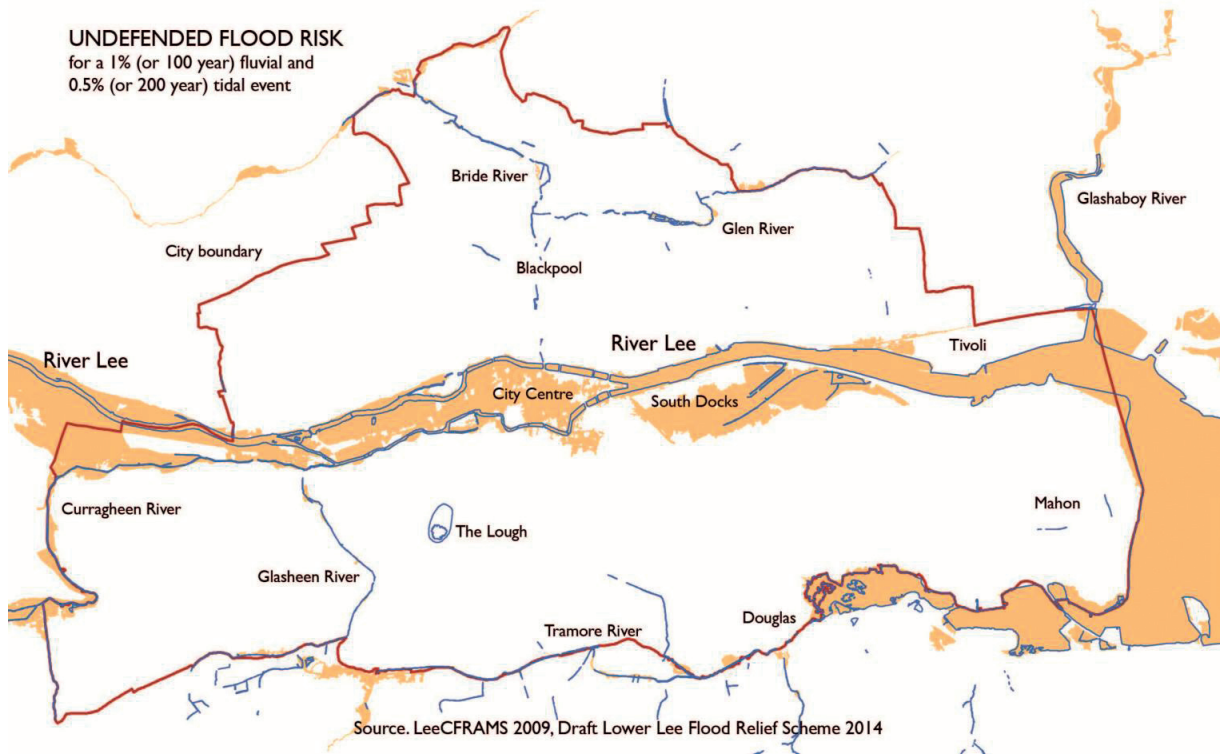


Figure 6 Actual Flood Risk

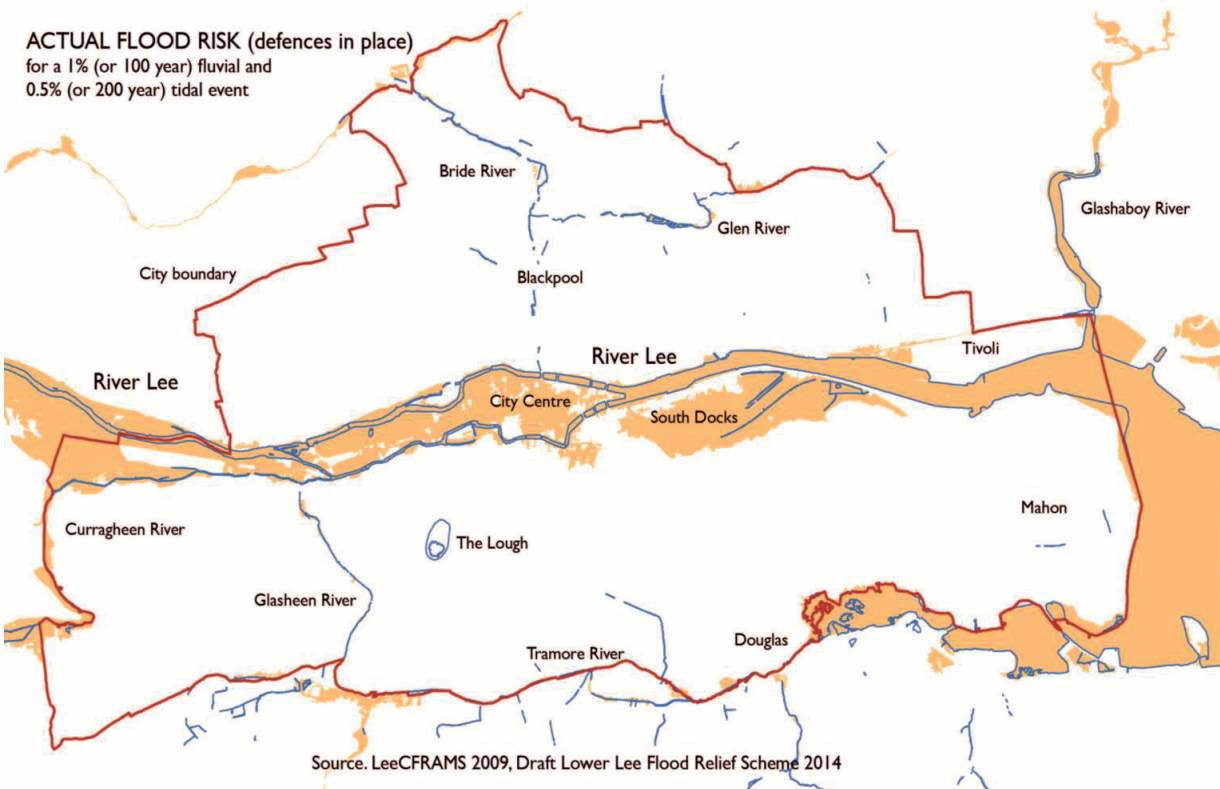
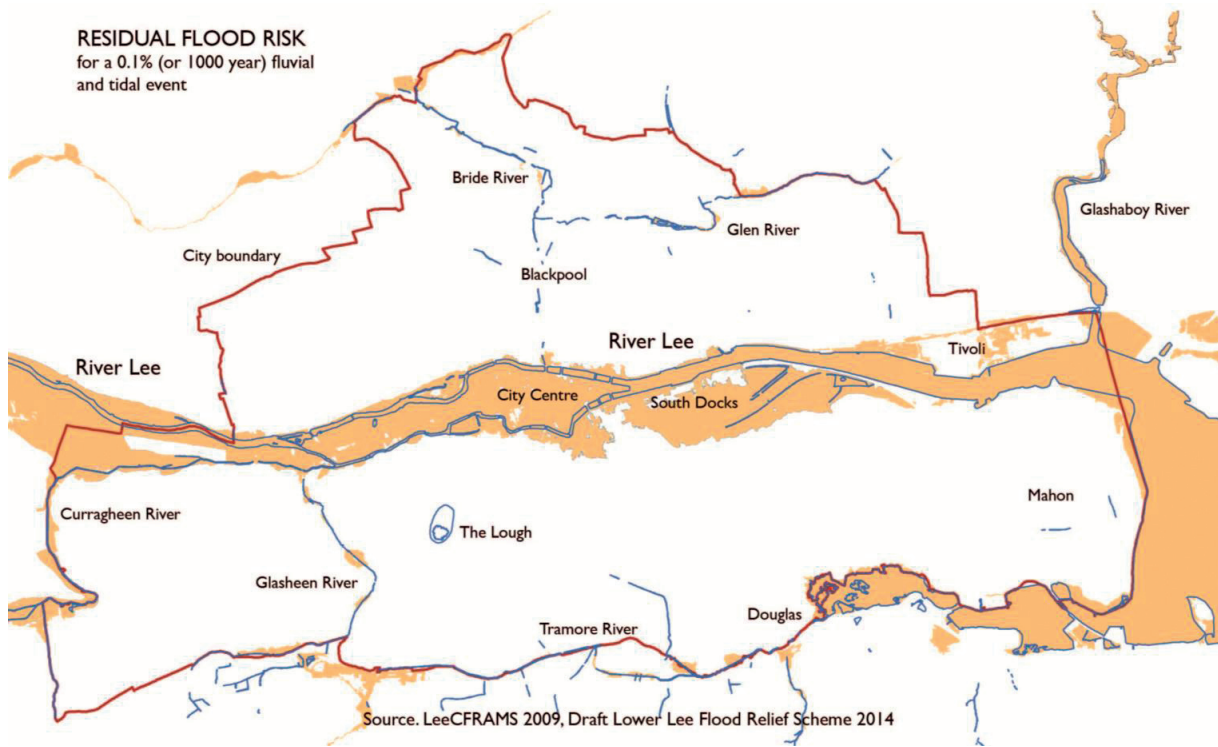


Figure 7 Residual Flood Risk



In response to the submission from the DECLG (17/06/14)
 Inserted Figures 7 and 8 Proposed Land-Use Changes as a result of the Flood Risk Assessment.

Figure 7 Proposed Land-Use Changes as a result of the Flood Risk Assessment

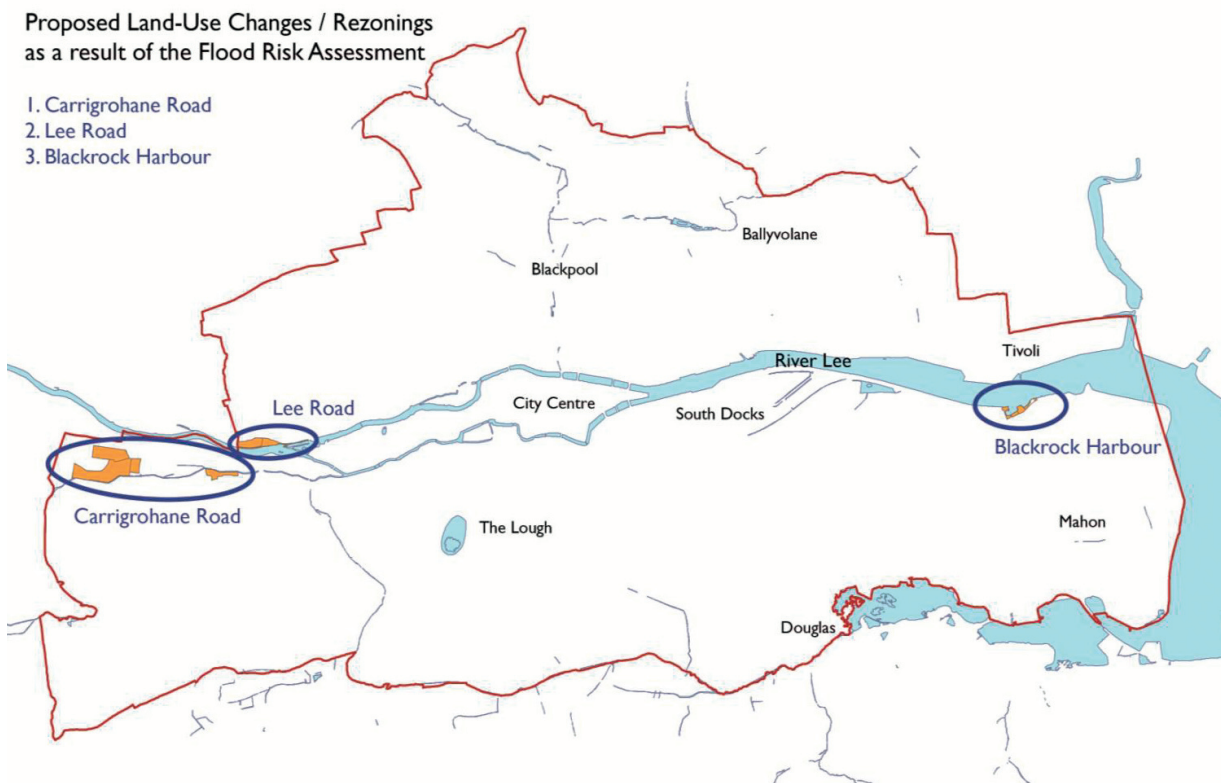
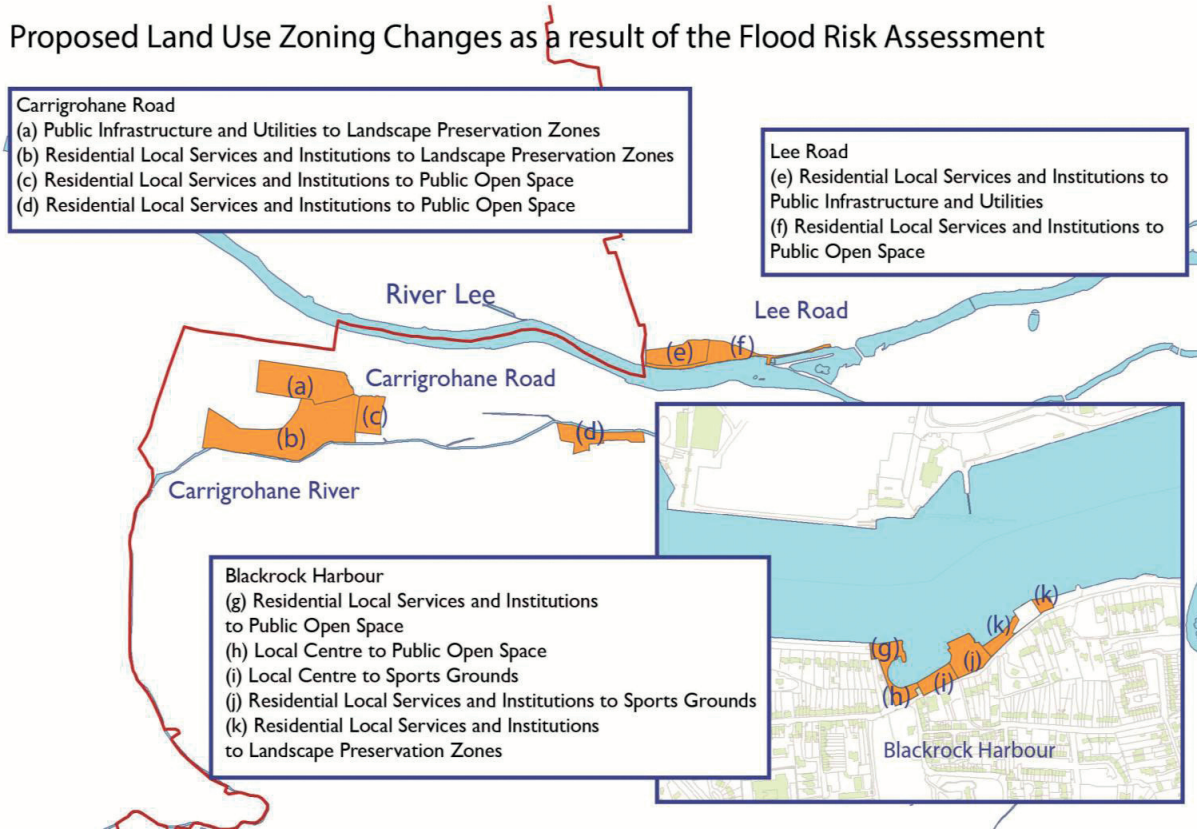


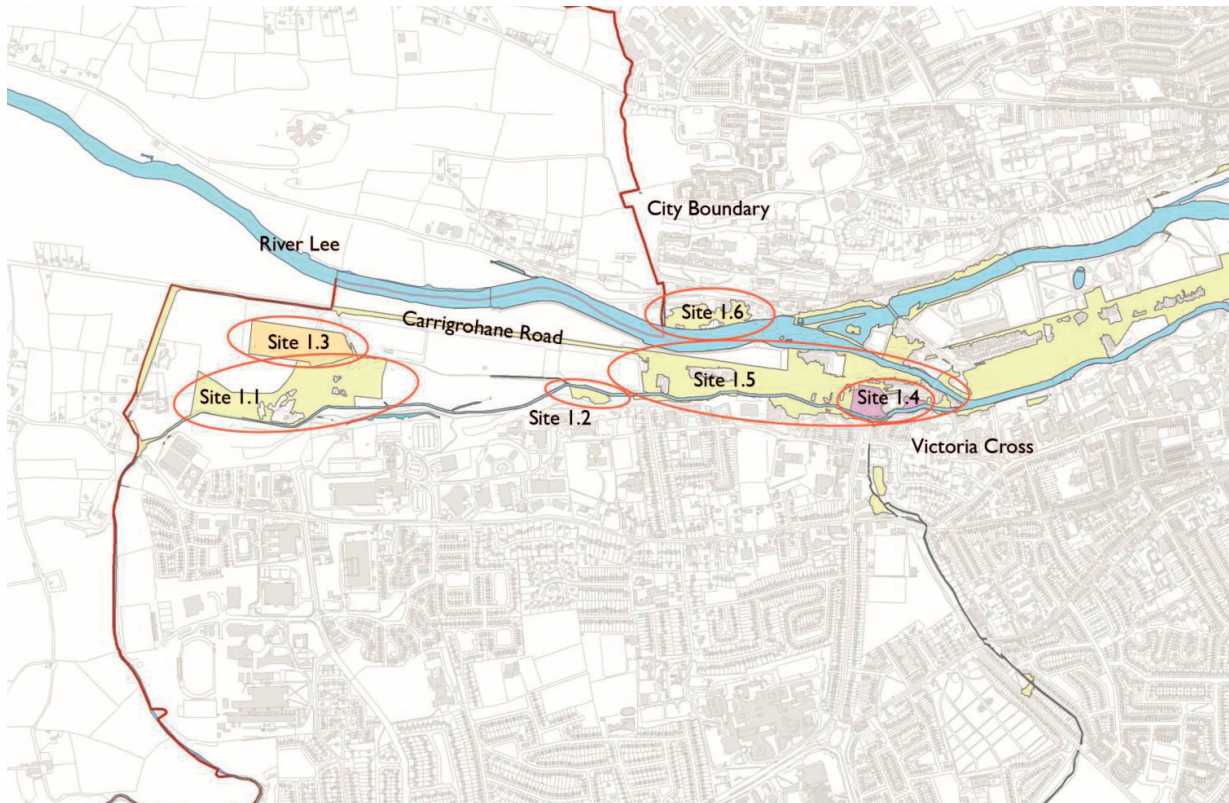
Figure 8 Proposed Land-Use Changes as a result of the Flood Risk Assessment

Proposed Land Use Zoning Changes as a result of the Flood Risk Assessment

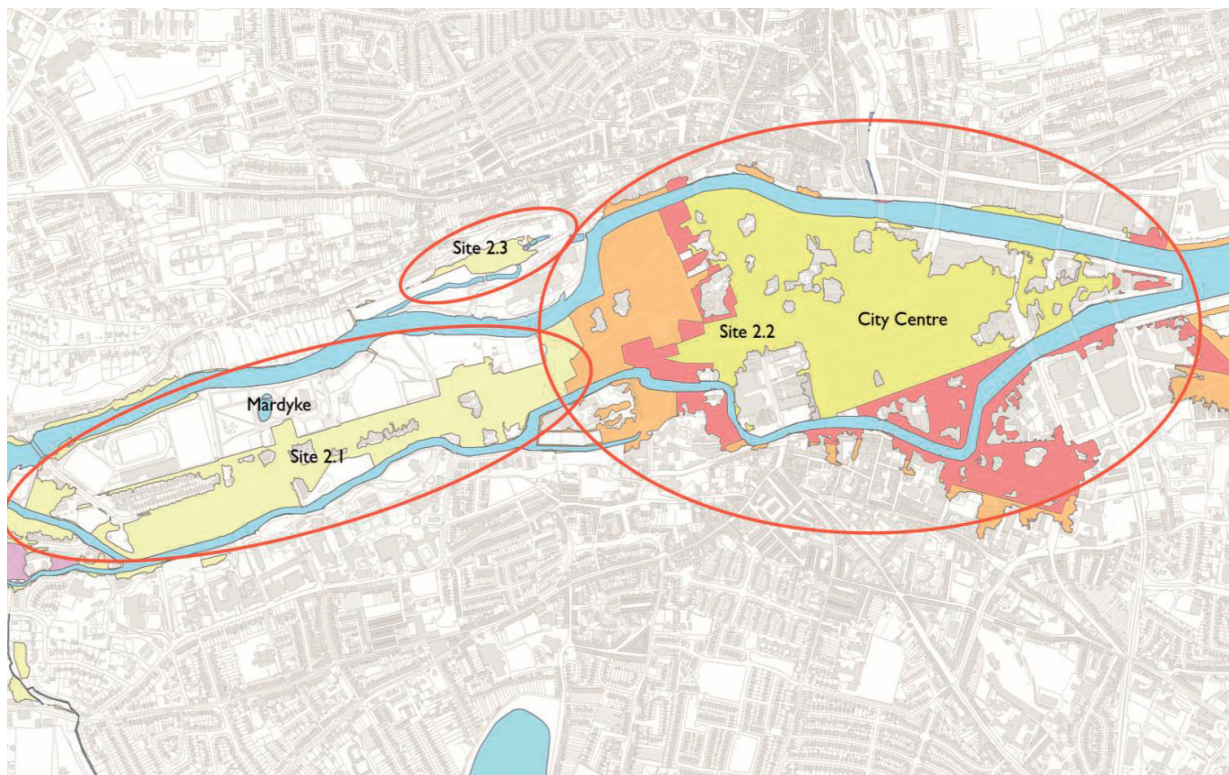


In response to submissions from the OPW (15/06/14) and the DECLG (17/06/14) Updated the Tidal and the Fluvial flood extent maps to form composite flood maps reflecting final version LeeCFRAMS Maps and the Lower Lee Flood Relief Scheme data and reassessed sites independently. Updated Justification Test Figures 1 - 8 as follows:

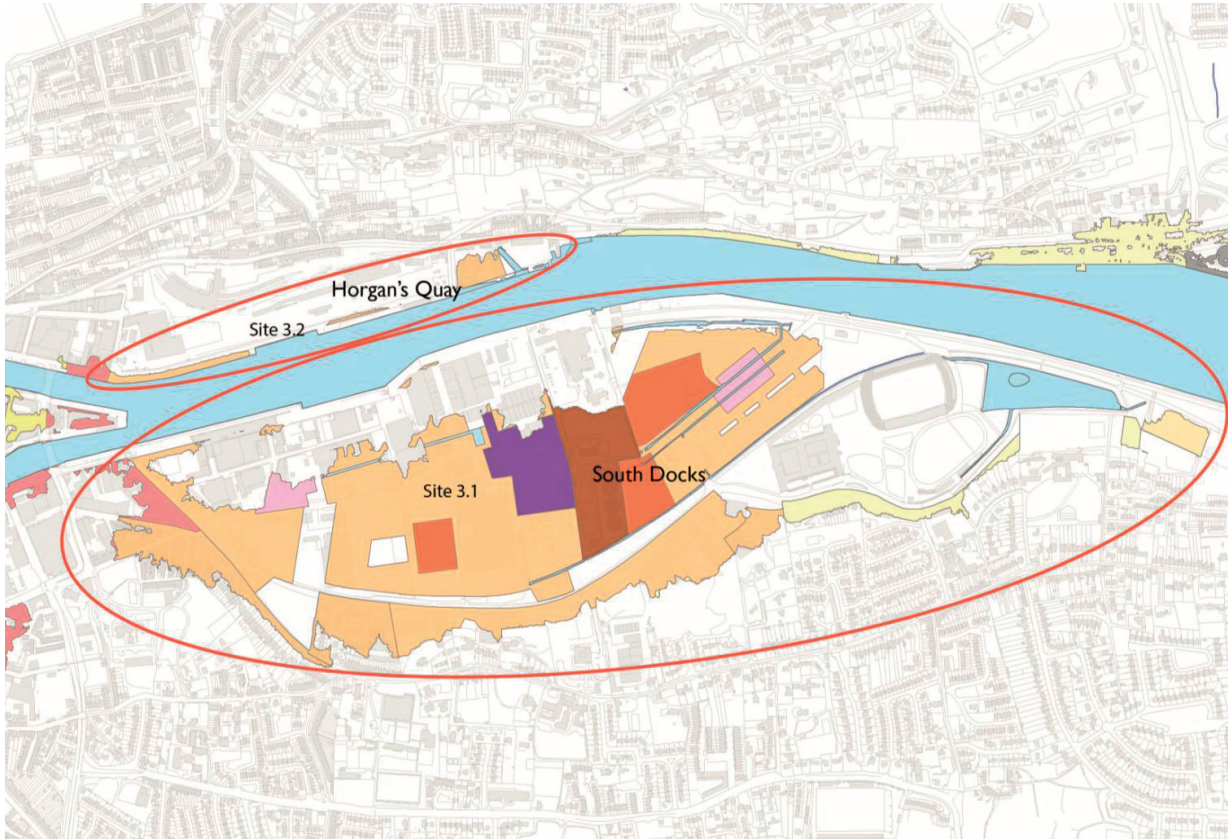
Justification Test Figure 1



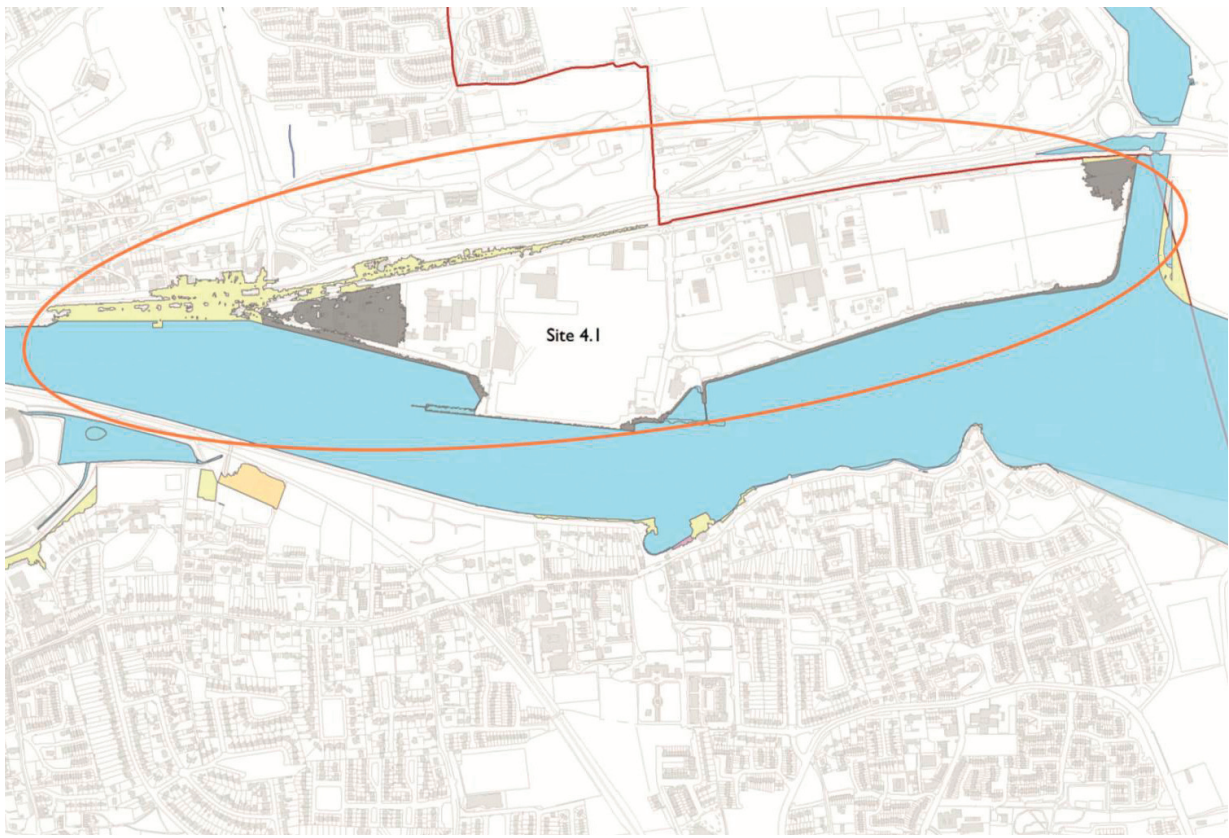
Justification Test Figure 2



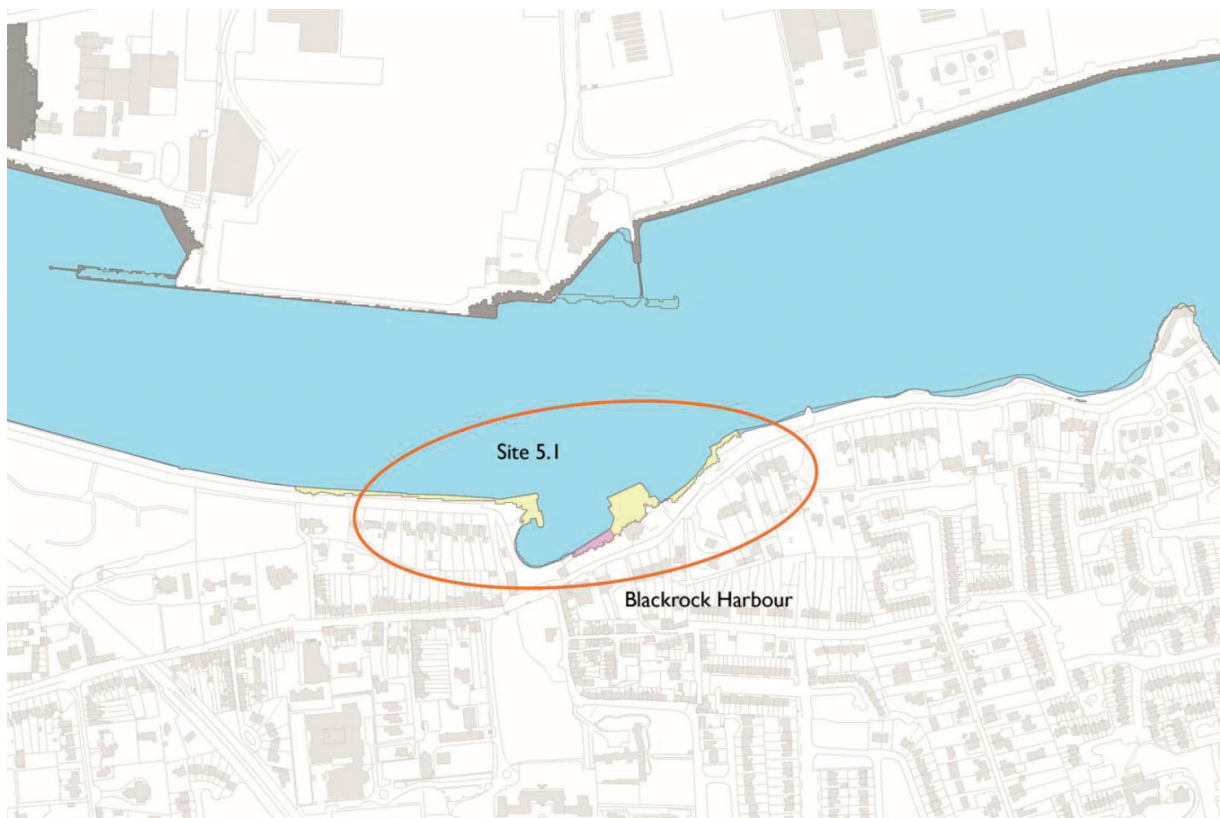
Justification Test Figure 3



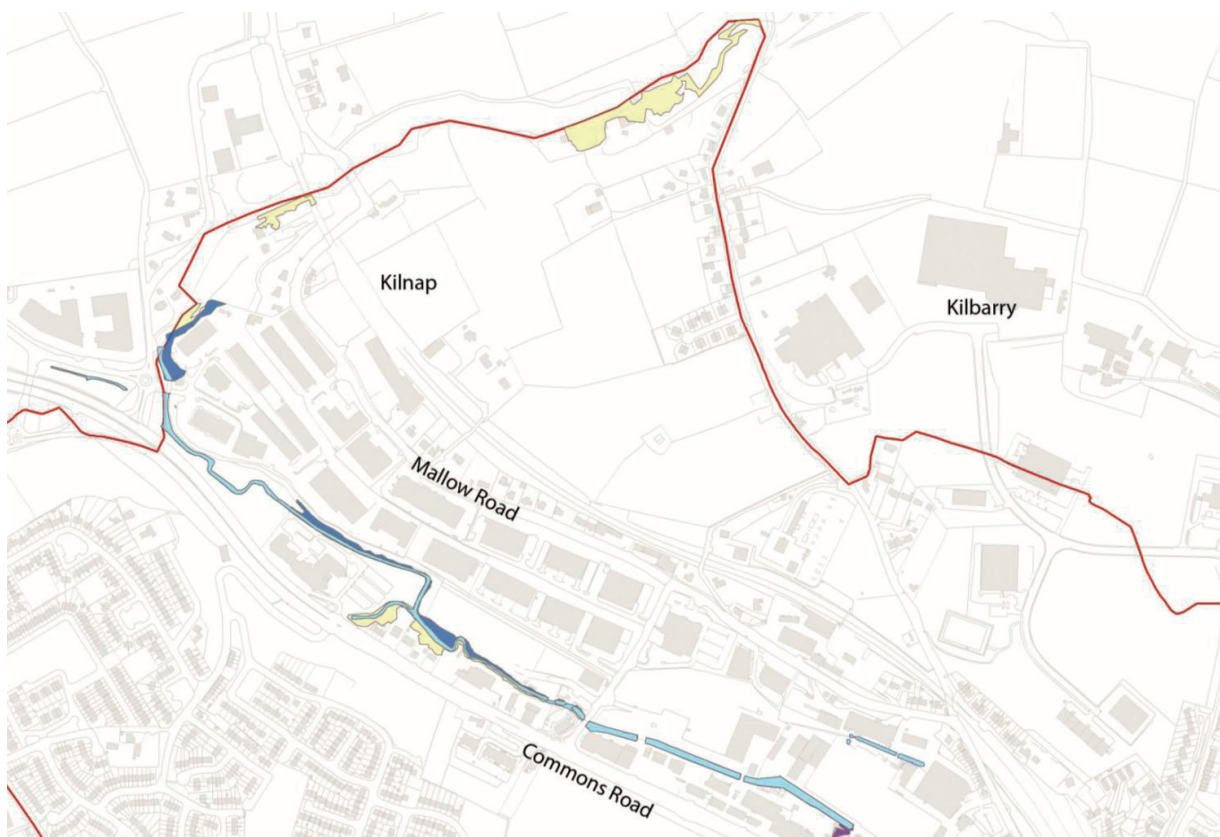
Justification Test Figure 4



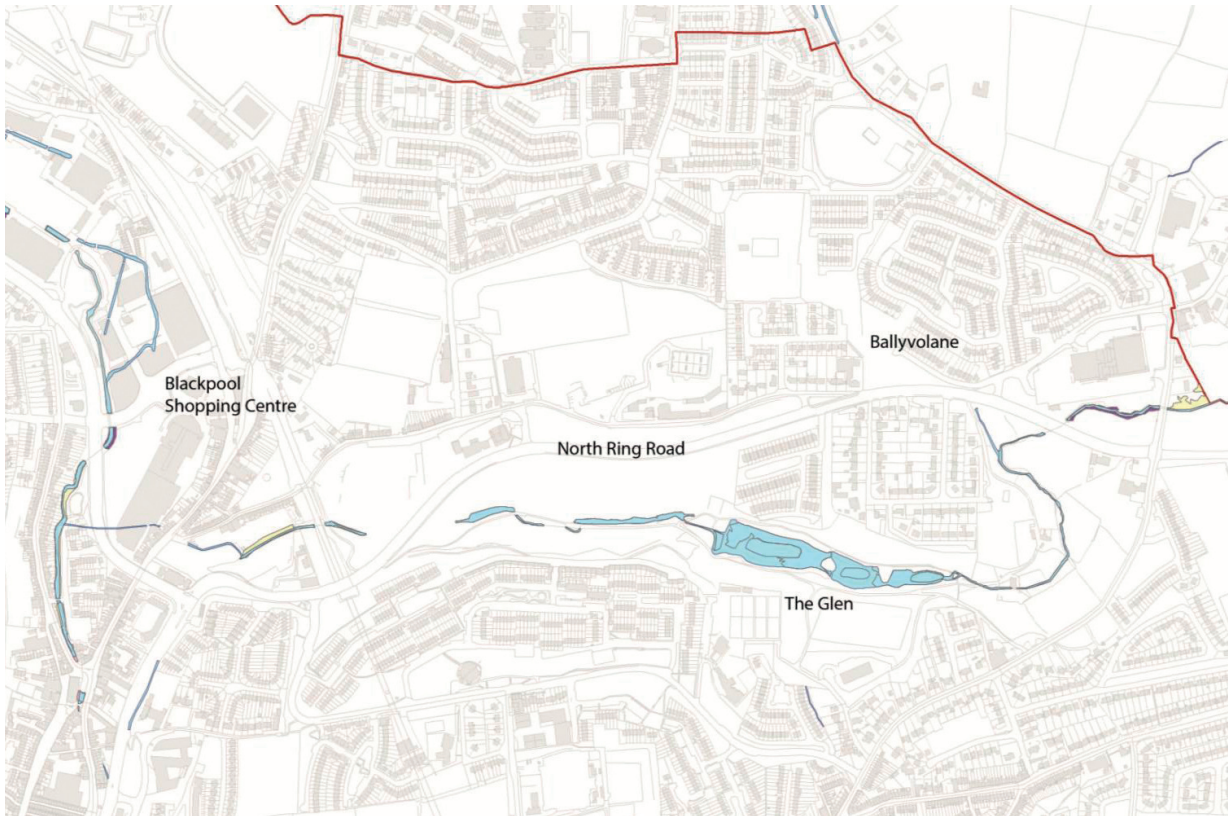
Justification Test Figure 5



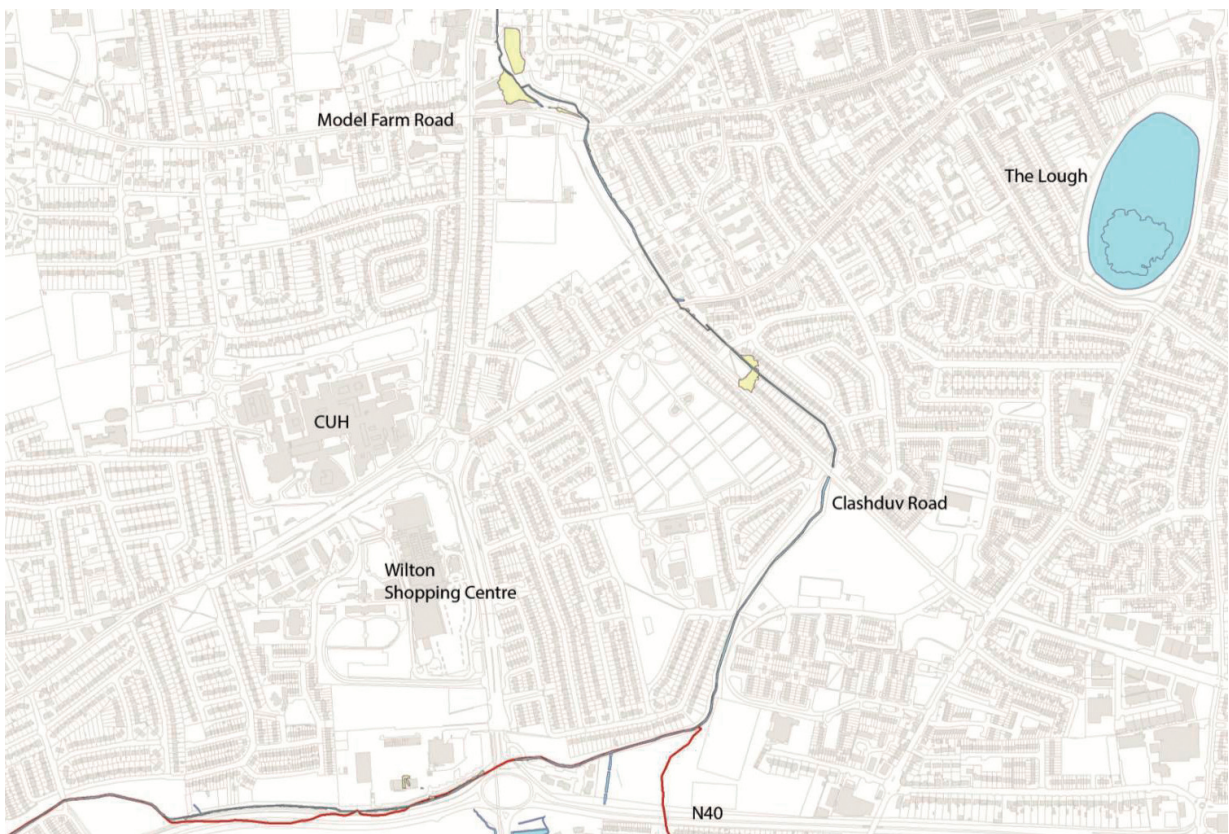
Justification Test Figure 6



Justification Test Figure 7



Justification Test Figure 8



Appendix 1

SEA Screening of the Alterations / Further Modifications to the Amendments to the Draft City Development Plan

At the Ordinary Council Meeting of 23rd March 2015, the Council members approved six alterations/ further modifications to the proposed amendments as follows:

Alteration / Further Modification	Screening Response
<p>1. Tivoli Modify paragraph 2.28 to read as follows:</p> <p>“The timing of the preparation of a local area plan will be linked to the need to prepare for the programme for relocation and the likely timetable for to facilitate lands becoming available for development.”</p>	No additional significant impacts (either positive or negative) would be expected to result from the revised text.
<p>2. Custom House Complex Modify paragraph 8.3 (c) to read as follows “c. Ensuring the preparation of a Conservation Strategy for the Georgian Docklands (i.e. Custom’s House Quays complex) to feed into a Masterplan for the site, and working with Fáilte Ireland and other relevant agencies and potential investors to secure identify landmark tourism / arts and cultural uses for this site and the former Odlums Mills (other commercial uses compatible with the character of the buildings will also be open for consideration acceptable)”</p>	No additional significant impacts (either positive or negative) would be expected to result from the revised text.
<p>3. Custom House Quay Modify paragraph 8.18 to read as follows: “...It is considered that a Conservation Plan (as required by the South Docks Local Area Plan (Objective SD35) along with a Feasibility Study to determine a viable and appropriate use should be developed prior to the Port of Cork’s relocation..”</p>	No additional significant impacts (either positive or negative) would be expected to result from the revised text.
<p>4. Strategy for people with a disability Modify Objective 7.12A to read as follows (<i>listed as Objective 7.13 in made Plan</i>)</p> <p>“Objective 7.12A Strategy for people with a disability To support the development of a strategy for housing people with a disability (Physical/Intellectual/Mental Health/Sensory), to include the identification of social housing need from those in congregated settings and those living in the community”</p> <p>“Cork City Council are developing a 5 year strategic plan for housing people with disability (Physical/ Intellectual/ Mental Health/ Sensory) who have an identified social housing need, in conjunction with the Housing and Disability Steering Group established in 2014. The strategy will be guided by the National Disability Strategy (2013) and will inform future Council policy. The City Council will work with self-advocacy groups, the HSE and the voluntary sector to inform and develop this strategy.”</p>	No additional significant impacts (either positive or negative) would be expected to result from the revised text.
Alteration / Further Modification	Screening Response
<p>5. The Rise Estate Modify paragraph 14.31 by inserting the following text as follows:</p> <p>“A vehicular access to lands between Hawkes Road and The Rise at Ardrostig Cross, fronting onto Waterfall Road / Bishopstown Road, should not be provided through The Rise in order to protect the amenity</p>	No additional significant impacts (either positive or negative) would be expected to result from the revised text.

<p>of residents, with the exception of one private dwelling house with a permanent site boundary wall on the adjoining no. 2 and no. 3 Fairwinds, The Rise and the rear of Kerndale, Bishopstown Road.”</p>	
<p>10. Access to North Mall Distillery Modify paragraph 14.46 to read as follows:</p> <p>“14.46 Continued growth in student numbers will require the provision of new buildings. The City Council will encourage and supports in principle, future expansion plans including intensification of the existing campus and/ or new development at the North Mall Distillery lands (as part of a joint development with Mercy University Hospital for educational and healthcare purposes) that respects the landscape character, built and natural heritage of such sites and the amenities of adjoining uses, taking account of the site specific objectives in Chapter 10. Objective 5.15c and Objective 10.5 makes provision for a pedestrian / cycle bridge to access the North Mall Distillery Site. The potential for the provision of an emergency vehicular bridge to the North Mall Distillery site (which is an aspiration of the MUH). The provision of a vehicular bridge is not a specific objective of the City Council and the principle of providing a bridge at this location must be founded on an evidence-based, plan-led basis, which should include the rationale for the necessity of such a bridge following an assessment of the likely environmental, flood risk, built heritage and traffic impacts of such a bridge will be investigated, including carrying out the appropriate environmental and traffic studies, in the context of the proper planning and sustainable development of the site.”</p>	<p>No additional significant impacts (either positive or negative) would be expected to result from the revised text.</p>

Assessment of the Objectives of the Draft Plan

The Objectives (new / revised) of Volume 1 of the draft Plan are tested against the Environmental Protection Objectives (EPOs) of the draft Strategic Environmental Assessment, (SEA) assessing the likely or potential significant effects on the receiving Environment, under the following headings or receptors: population, human health; biodiversity, flora and fauna; soil; water; climate and air; material assets; cultural heritage; and landscape. Potential effects have been identified and categorised as Positive, Negative, Uncertain or Insignificant / Neutral.

Implications of the CDP Objectives on the EPOs

Significant beneficial / positive impact on the environmental receptor	+
Significant adverse / negative impact on the environmental receptor	-
An uncertain impact on the environmental receptor	?
An insignificant impact, neutral or no relationship with environmental receptor	N

Evaluation of Amended / Modified Objective to the City Development Plan

Environmental Protection Objectives								
Development Plan Objectives	PHH	BFF	SL	WR	CA	MA	CH	LD
“Objective 7.12A Strategy for people with a disability To support the development of a strategy for housing people with a disability (Physical/Intellectual/Mental Health/Sensory), to include the identification of social housing need from those in congregated settings and those living in the community”	+	N	N	?	?	?	?	?
“Cork City Council are developing a 5 year strategic plan for housing people with disability (Physical/ Intellectual/ Mental Health/ Sensory) who have an identified social housing need, in conjunction with the Housing and Disability Steering Group established in 2014. The strategy will be guided by the National Disability Strategy (2013) and will inform future Council policy. The City Council will work with self-advocacy groups, the HSE and the voluntary sector to inform and develop this strategy.”	?	?	?	?	?	+	?	?

Summary of the Evaluation

The Objectives of the draft Cork City Development Plan would not result in any significant negative impact on the Environment. As illustrated in Table below, the Cork City Development Plan (inclusive of the amendments / material alterations/ modifications) is generally neutral - positive in terms of interaction with the environmental protection objectives.

Summary of Assessment of City Development Plan versus Environmental Protection Objectives (EPOs)

CDP Chapter Assessment															
EPO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Population Human Health	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Biodiversity, Flora Fauna	+	+	N	N	?	?	?	N	N	+	N	N	N	N	N
Soil	+	+	N	N	N	?	?	N	N	+	+	N	N	N	N
Water	+	+	N	N	N	?	?	N	N	+	N	N	N	N	N
Climate & Air	+	+	+	+	+	?	?	N	N	N	+	+	+	+	+
Material Assets	+	+	N	N	+	?	?	N	N	N	N	N	+	N	N
Cultural Heritage	+	+	N	N	?	?	?	+	+	N	N	N	N	N	N
Landscape	+	+	N	N	?	?	?	N	+	+	+	N	N	N	N

Appendix 2

Amendments to the Plan relating to SEA matters on foot of submissions received.

Submissions on the Draft Plan and Environmental Report		
Name	Issues	Response / Recommendation
Chapter 10 Landscape and Natural Heritage		
Irish Wildlife Trust 17/06/14	Salmonoid River Section 10.50 typing error: should read “resting grounds for a variety of protected species of birds, bats and other mammals such as the otter.”	Amended Section 10.50 as follows: “In addition the river Lee and its banks provide habitats, feeding and resting grounds for a variety of protected species of birds, bats and other mammals such as the otter.”
	Non - designated areas of Natural Heritage Importance - additional habitats Section 10.52: There should be specific mention of wetlands, semi-natural grasslands and woodlands in the introductory passage.	Amended Section 10.52 as follows: “Non-designated areas of natural heritage include woodlands, hedgerows, tree lines, wetlands, rivers, streams, semi-natural grasslands, private gardens, parks, sports grounds and urban green spaces.”
	Rivers and Waterways- Riparian Habitats Section 10.60 should be reworded to the effect that 'In new development locations the preference will be to retain and protect existing riparian habitats. Where an ecological assessment by a suitably qualified ecologist suggests features may be added to improve ecological corridors, such features will be stipulated to specifications recommended by a suitable qualified ecologist.	Amended Section 10.60 as follows: “In new major development locations the preference will generally be to retain and protect existing riparian habitats while provide providing parks in waterside locations to maximise the potential linkages between landscape, natural heritage and recreational opportunity.”
Chapter 12 Environmental Infrastructure and Management		
Department of the Environment, Community and Local Government 17/06/15	7. Strategic Flood Risk Assessment Requests clarity on how practically, the planning guidelines on flood risk have influenced the draft plan as compared to the previous plan, including an overlay of catchment flood risk assessment and management studies and zoning maps commensurate with the application of any relevant tests – how has the Plan been made differently as a result of the Guidelines.	Amended Section 12.48 as follows: 12.48 In the interim, the content and recommendations of the Draft Lee CFRAMS will be has been integrated incorporated into the draft City Development Plan process, and revised accordingly informing the Flood Risk Assessment. The most significant proposal of the flood risk assessment is the rezoning of Greenfield lands at Carrigrohane Road in the western suburbs to ‘water compatible’ uses, namely, Public open space and Landscape preservation zones. There are no resulting zoning changes to the historic core of the city, as this area will be protected from flood risk by structural defences. Future development in the North and South Docks and Tivoli will be subject to detailed flood risk assessment and management measures. Further details are outlined in Volume 4 of the Draft Plan. Amended Objective 12.13 as follows: Objective 12.13 Lee Catchment Management Plan / Lower Lee Flood Relief Scheme.

		<p>Cork City Council shall have regard to the recommendations of the Draft Lee Catchment Flood Risk Assessment and Management Plan and to incorporate the recommendations of the South West CFRMP / Lee CFRMP and the Lower Lee Flood Relief Scheme into the Cork City Development Plan when available shall incorporate the updated hydraulic modelling, mapping data and recommendations of South West CFRMP / Lee CRFMP (River Catchment Framework Management Plan) and the Lower Lee Flood Relief Scheme as each plan progresses.</p>
<p>Environmental Protection Agency 04/06/14</p>	<p>12.3 Water Supply. The Plan should include a reference to the Irish Water commitment to upgrade the Lee Road Water Treatment Plant.</p>	<p>Amended Paragraphs 12.3 - 12.4 as follows:</p> <p>12.23 From 2014 drinking water for Cork City is provided by Uisce Éireann. Water infrastructure in Cork City can be summarised as follows: Cork City has two sources of drinking water. The Lee Road Drinking Water Treatment Plant Waterworks, which extracts water from the River Lee, provides around 70% of the city's total water supply. It primarily serves the city centre and northern suburbs. The Cork Harbour and City Water Supply Scheme, which extracts water from the Inniscarra Reservoir, serves the eastern, western, and southern suburbs. This scheme is jointly owned by the City and County Councils. The construction of a new treatment plant at Lee Road is currently underway. There are and two new interconnectors further connecting the two schemes to help ensure security of supply.²</p> <p>12.24 The Lee Road Treatment Plant requires upgrading in order to address identified capacity issues and some treatment deficiencies. Upgrades to the Treatment Plant are included in Irish Water's proposed Capital Investment Plan 2014 - 2016. With these upgrades, water supply capacity will impose no constraints on development in Cork City. The two schemes will have adequate capacity to serve metropolitan Cork through 2071 with regard to population targets set out in Chapter 2 (Core Strategy) treatment capacity, abstraction limits, and a reduction in "unaccounted for water" (i.e. primarily leakage).²⁴ The recent completion of the interconnector from Glashaboy Reservoir to the City Centre will also ensure an adequate supply to serve Docklands; all other areas identified for strategic redevelopment (see Chapter 2) also have adequate supply available.</p>
	<p>To amend Objective 12.14 to strengthen requirement to take account of Flood Risk Guidelines</p>	<p>Amended Objective 12.14 Flood Risk Management in Development Proposals as follows:</p> <p>Cork City Council shall have regard to will implement "The Planning System and Flood Risk Management: Guidelines for Planning Authorities, 2009" in the preparation of land-use plans and determining planning applications.</p>

	<p>Consideration should be given to including an objective to implement the recommendations of the Noise Action Plan 2013 - 2018 following its adoption.</p>	<p>Amended Objective 12.20 Joint Cork Noise Action Plan as follows:</p> <p>Objective 12.20 Joint Cork Noise Action Plan To implement the recommendations of the Joint Cork Agglomeration Noise Action Plan 2013 - 2018 upon its adoption, in order to prevent and reduce environmental noise.</p>
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Appendix 3

Proposed Amendments to the ‘Council Member’s Version’ of the Draft City Development Plan, February 2014 on foot of Appropriate Assessment Screening by Consulting Ecologist, RPS Group.

The following amendments (*mitigations*) were made to the Council Member’s Version of the Draft Plan in order to screen out a Stage Two Appropriate Assessment.

Chapter 1 Introduction	
	<p>The following Objective is inserted to paragraph 1.10 of the draft Plan:</p> <p>The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.’</p>
Chapter 10 Landscape and Natural Heritage	
	<p>Paragraph 10.14 Primary Green Links was amended as follows:</p> <p>To develop and enhance the River Lee Corridor (north and south channels), extending from the Lee Fields to Douglas Estuary as a series of public parks and accessible spaces linked by a continual linear park and walkways subject to Ecological Assessment by a suitably qualified Ecologist and AA Screening.</p>
	<p>Paragraph 10.14 Secondary Green Links was amended as follows:</p> <p>To extend public access along the ‘secondary’ river tributaries and providing focus for new parks and upgraded landscapes subject to Ecological Assessment by a suitably qualified Ecologist and AA Screening.</p>
	<p>Objective 10.9 River and Waterway Corridors was amended as follows</p> <p>To protect and maintain the integrity and maximise the potential of the natural heritage and biodiversity value of the River Lee and its associated watercourses. To promote an integrated approach to the future development of the River Lee so that it includes all aspects of use e.g. recreation, maritime history and economic factors Development proposals in river corridors will be considered favourably providing they:</p> <ol style="list-style-type: none"> a. Dedicate a minimum of 10m from the waters edge for amenity, biodiversity and walkway purposes where practical; b. Preserve the biodiversity value of the site subject to Ecological Assessment by a suitably qualified Ecologist; c. Do not involve land-filling, diverting, culverting or realignment of river and stream corridors; d. Do not have a negative effect on the distinctive character and appearance of the waterway corridor and the specific characteristics and landscape elements of the individual site and its context. e. To implement measures to control and prevent the introduction and establishment of ecologically damaging alien invasive species (e.g. Japanese Knotweed and Himalayan Balsam).
	<p>Sub-Objective (a) was inserted Objective 10.8 Non Designated Areas of Biodiversity Importance</p>

	<p>(a) To work with local communities, groups, landowners, National Parks and Wildlife Service and other relevant parties to identify, protect, manage and, where appropriate, enhance and promote sites of local biodiversity value.</p>
	<p>Sub- Objective (b) was inserted into Objective 10.8 Non Designated Areas of Biodiversity Importance</p> <p>(b) To complete the mapping of ecological networks/corridors of local biodiversity value outside of designated areas.</p> <p><i>Note RPS requested the following to be inserted. To complete the mapping of ecological networks/corridors of local biodiversity value outside of designated sites.</i></p>
	<p>Paragraph 10.71 Alien Species was inserted as follows:</p> <p>Invasive non-native plant and animal species (Alien Species) can represent a major threat to local, regional and national bio-diversity. They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. The Council is committed to controlling invasive species and will monitor public lands such as open spaces, verges and river valleys for such species. However, vigilance is required by all landowners as invasive species can spread quickly across boundaries. Preventative measures include ensuring that good site hygiene practices are employed for the movement of materials into, out of and around the site and ensuring that imported soil is free of seeds and rhizomes of key invasive plant species.</p>
<p>Chapter 12 Environmental Infrastructure and Management</p>	
	<p>Sub-objective (e) was inserted into Objective 12.1 Strategic Environmental Infrastructure Objectives as follows:</p> <p>(e) To ensure an adequate, sustainable and economic supply of good quality water for domestic, commercial and industrial needs for the lifetime of this Plan, subject to compliance with Article 6 of the Habitats Directive, where appropriate.</p>
	<p>Sub-objective (f) was inserted into Objective 12.1 Strategic Environmental Infrastructure Objectives as follows:</p> <p>(f) To provide adequate wastewater treatment facilities to serve the existing and future population of the City, subject to complying with the Water Framework Directive, the South Western River Basin Management Plan 2009-2015 or any updated version of this document, Pollution Reduction Programmes for Designated Shellfish Areas, the Urban Waste Water Treatment Directive and the Habitats Directive.</p> <p>To provide adequate wastewater treatment facilities to serve the existing and future population of the City, and to ensure that adequate and appropriate waste water infrastructure is in place prior to the occupation of any new development.</p> <p><i>(with footnote referring to Water Framework Directive, European Communities (Water Policy) Regulations, European Communities Environmental Objectives (Groundwater) Regulations, South Western River Basin Management Plan 2009-2015 or any updated version of this document, Pollution Reduction Programmes for Designated Shellfish Areas, Groundwater Protection Schemes, Urban Waste Water Treatment Directive and Regulations).</i></p> <p><i>Note RPS requested the insertion of the following:</i></p> <ul style="list-style-type: none"> • <i>To provide adequate wastewater treatment facilities to serve the existing and future population of the City, subject to complying with the Water Framework Directive, the South Western River Basin Management Plan 2009-2015 or any updated version of this document, Pollution Reduction Programmes for Designated Shellfish Areas, the Urban Waste Water Treatment Directive and the Habitats Directive.</i> • <i>To ensure that adequate and appropriate waste water infrastructure is in place prior</i>

	<p><i>to the occupation of any new development.</i></p>
	<p>Sub-objective (g) was inserted into Objective 12.1 Strategic Environmental Infrastructure Objectives as follows:</p> <p>To ensure that development would not have an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional water.</p> <p><i>(with footnote referring to the requirement of EU Directives which address including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters).</i></p>
	<p>Objective 12.1 Strategic Environmental Infrastructure Objectives as amended by the insertion of sub-objectives (e) (f) and (g) as above with respective footnotes referring to numerous Directives, Regulations, Programmes and Plans.</p> <p><i>Note RPS requested the insertion of the following:</i></p> <p><i>To protect existing and potential water resources in accordance with:</i></p> <ul style="list-style-type: none"> • <i>The Water Framework Directive (2000/60/EC) and the European Communities (Water Policy) Regulations 2003 (as amended);</i> • <i>European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended)</i> • <i>European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended)</i> • <i>South Western River Basin Management Plan 2009-2015 or any updated version of this document</i> • <i>Pollution Reduction Programmes for Designated Shellfish Areas</i> • <i>Groundwater Protection Schemes</i> • <i>Urban Waste Water Treatment Directive and Urban Waste Water Treatment Regulations 2001 (as amended)</i> • <i>Any other protection plans for water supply sources or updates to the above regulations.</i>
	<p>Objective 12.4 was inserted into Chapter 12</p> <p>Objective 12.4 Surface Water Discharges from Roads. To ensure that all significant road projects/ upgrades with surface water discharges to the watercourses flowing through the City’s administrative area and Cork Harbour, have petrol/ oil interceptors installed to prevent hydrocarbon pollution of the receiving waters.</p> <p><i>Note RPS requested it be inserted to Chapter 5 Transportation</i></p>
	<p>Note. RPS Consulting Ecologists requested that the following objective be inserted into the Plan</p> <p>To promote the maintenance, and as appropriate, the achievement of favourable conservation status of Natura 2000 sites and their associated habitats and species, in association with the National Parks and Wildlife Service (NPWS).</p> <p>The said objective was not inserted into the plan as it is considered that the insertion of paragraph 1.10; in addition to the existing text relating to Designated Areas and Protected Species (paragraphs 10.40 - 10.51) and Objective 10.7 Designated areas and protected species; and the insertions to Objective 12.1 Strategic Environmental Infrastructure Objectives listed above in addition to the text of Chapter 12 Environmental Infrastructure and Management adequately sets out the Council’s policy /strategy to protect designated sites and water quality respectively and thus should achieve the promotion of favourable conservation status of Natura 2000 sites and their associated habitats and species.</p>

part 2

Appropriate Assessment (AA) Screening

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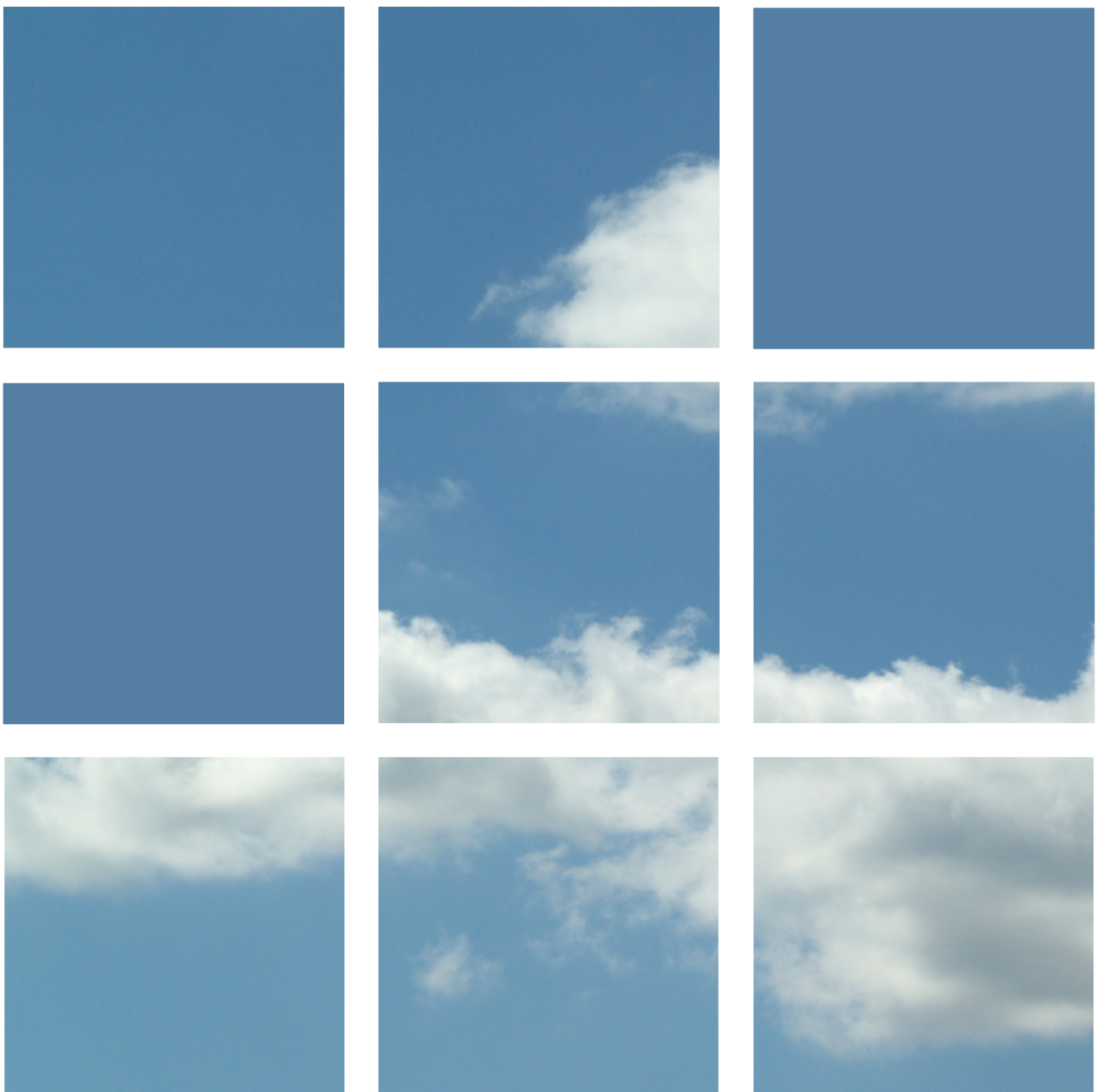
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Appropriate Assessment Screening of the Draft Cork City Development Plan 2015-2021

March 2015



Screening for Appropriate Assessment of the Draft Cork City Development Plan 2015-2021

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1 INTRODUCTION

This report comprises information in support of screening for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2000 (as amended); and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) of the draft Cork City Development Plan 2015-2021.

1.1 PURPOSE OF THE DRAFT CORK CITY DEVELOPMENT PLAN 2015-2021

The draft Cork City Development Plan 2015-2021 sets out a vision and an overall strategy for the proper planning and sustainable development of the City for the six year period; and sets out guiding policies and objectives for the development of the city in terms of physical growth and renewal, economic, social and cultural activity and environmental protection and enhancement. The management and provision of growth in a balanced, comprehensive and spatially sustainable manner in line with regional and national planning requirements is the central aim of the draft City Development Plan.

Provision of educational, health, recreational, employment and transport facilities will be required in order to maintain the attractiveness of Cork City as a place for future development and as a place to live and do business.

1.2 LEGISLATIVE CONTEXT

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC) as codified by Directive 2009/147/EC.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (AA):

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In 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.

Article 6(4) states:

If, in spite of a negative assessment of the implications for the [Natura 2000] 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, Member States 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.

These Articles mean that where the implementation of the draft Plan has potential to have a significant effect on a Natura 2000 site, the relevant Local Authority (Cork City Council) must ensure that an appropriate assessment is carried out in view of that site's conservation objectives. The draft Plan can be approved by Cork City Council only if it has been ascertained that it will not adversely affect the integrity of the Natura 2000 site(s) concerned, or in the case of a negative assessment and where there are no alternative solutions, the scheme can only be approved for reasons of overriding public interest.

1.3 STAGES OF THE APPROPRIATE ASSESSMENT

Both EU and national guidance exists in relation to Member States fulfilling their requirements under the EU Habitats Directive, with particular reference to Article 6(3) and 6(4) of that Directive. The methodology followed in relation to this AA screening has had regard to the following guidance:

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of Environment, Heritage and Local Government. <http://www.npws.ie>
- Managing Natura 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, referred to as MN2000, European Commission 2000; <http://ec.europa.eu>
- 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, referred to as the EC Article 6 Guidance Document (EC2000); <http://ec.europa.eu>
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC . Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. <http://ec.europa.eu>

In complying with the obligations under Article 6(3) and following the EC2000 and MN2000 Guidelines, this AA has been structured in a stage by stage approach as follows:

1) Screening stage

- Description of the draft Plan;
- Identification of Natura 2000 sites potentially affected;
- Identification and description of individual and cumulative impacts likely to result from the draft Plan;
- Assessment of the significance of the impacts identified on site integrity;
- Exclusion of sites where it can be objectively concluded that there will be no significant effects; and
- Screening conclusion.

2 SCREENING

2.1 DESCRIPTION OF DRAFT PLAN

2.1.1 The Vision for Cork City

The vision for Cork City over the period of this Development Plan and beyond is to be a successful, sustainable regional capital and to achieve a high quality of life for its citizens and a robust local economy, by balancing the relationship between community, economic development and environmental quality. It will have a diverse innovative economy, will maintain its distinctive character and culture, will have a network of attractive neighbourhoods served by good quality transport and amenities and will be a place where people want to live, work, visit and invest in.

2.1.2 Strategic Goals

The vision for Cork City will be achieved through a series of seven interconnected strategic goals and related Development Plan Chapters, as outlined below:

2.1.2.1 Goal 1 Increase population and households to create a compact sustainable city

The South West Regional Planning Guidelines (SWRPG) sets an ambitious target for population growth in Cork City with a view to concentrating development and creating a compact, sustainable city. While the number of households in the city has been increasing steadily, household size has declined in line with national trends and much new development has occurred outside the city boundary, resulting in a falling population. This Plan will show that there is capacity within the city to meet the population target but acknowledges that this target will only be met by the implementation of a co-ordinated approach to the development of the greater city area, significant investment in infrastructure and an increase in the attractiveness of the city as a place to live in.

2.1.2.2 Goal 2 Achieve a higher quality of life and make the city an attractive place to live, work, visit and invest in

The first step in reversing the decline in city population will be to improve its attractiveness as a living environment. A city that is attractive and provides a good quality of life and health for residents will also be attractive for workers, investors and visitors. The approach will centre on the 5 minute city concept focused on residential neighbourhoods served by a range of amenities, as well as an attractive city centre. This is addressed particularly in Chapters 6 Residential, and 7 Sustainable Neighbourhoods of the draft City Development Plan; while wider measures to increase the attractiveness of the city and improve quality of life are a cross cutting principle in the rest of the draft Plan. Promoting social inclusion is an integral part of this strategic goal and is also a cross cutting principle in the draft Plan.

2.1.2.3 Goal 3 Support the revitalisation of the economy

Supporting the creation of a diverse, connected, innovative economy in the city is a central goal of the draft Plan. Key to revitalisation of the city's economy is regeneration of the city centre and adjoining areas. This will increase employment opportunities and build on the city centre's role as the main retail, commercial and cultural centre for the region (see Chapter 13 of the draft Plan). The suburban areas also play a key role in the economy in particular the key development areas and district centres outlined in the Chapter 14 of the draft Plan. Overall economic strategy is addressed in Chapter 3 and Retail Strategy is addressed in Chapter 4 of the draft Plan.

2.1.2.4 Goal 4 Promote sustainable modes of transport and integration of land use and transportation

At the national level there is a mandate to reduce emissions caused by fossil-fuelled transport, to reduce use of the private car for commuting and to increase journeys by public transport, walking and cycling. These objectives are central to the land-use and transport strategies in this plan and as well as having the significant societal benefits of a better quality environment can also give health benefits and cost-savings to the individual citizen. Achieving national targets is a long term objective which will require a move to more sustainable land use planning and a significant upgrade to public transport in the greater city area. This draft Plan will set interim targets which are achievable in the shorter term. This strategic goal is particularly addressed in Chapter 5 Transportation of the draft Plan.

2.1.2.5 Goal 5 Maintain and capitalise on Cork's unique form and character

Cork's unique character derives from the combination of plan, topography, built fabric and the setting provided by the River Lee valley. The dramatic east west ridges create the visual setting for the city. The goal of the draft Plan is to protect and capitalise on the unique character of the city, both the character derived from the natural environment and the man-made character created by the built form, while providing opportunities for new development. New development will need to respect and reflect the dramatic topography as well as the landscape and ecology of the city. It must also respect the built heritage of the city, in particular areas of significant historic character such as the city centre, the historic north-south spine and the suburban villages. There are also opportunities for creation of new character areas in locations such as Docklands, Mahon and Blackpool and at the arrival points or gateways into the city. This strategic goal is addressed in Chapter 9 Built Heritage and Archaeology, Chapter 10 Landscape and Natural Heritage and Chapter 8 Arts, Cultural Heritage and Tourism of the draft Plan.

2.1.2.6 Goal 6 Tackle climate change through reducing energy usage, reducing emissions and mitigating against flood risk

A key aim of the draft Plan is to reduce emissions that lead to global warming through sustainable energy usage in transport and buildings. It also aims to mitigate and adapt to the challenges of climate change such as the increased risk of flooding, through the design, layout and location of appropriate land-uses. This is particularly addressed in Chapter 12 Environment and Infrastructure and Chapter 16 Development Management of the draft Plan.

2.1.2.7 Goal 7 Protect and expand the green infrastructure of the city

The draft Plan seeks to strengthen the green infrastructure of the city for recreational purposes, to promote biodiversity and to protect the landscape of the city. A diverse range of recreation and open spaces facilities, such as sports pitches, public parks, amenity spaces, indoor sports centres, and walking / cycling routes are vital to the health and wellbeing of Cork's residents, as well as those working and visiting the city. This green infrastructure also provides a key ingredient for making the city an attractive place to live, visit and do business in. The aim of the draft Plan is to ensure that people have access to an appropriate level of provision of the right quality. The draft Plan also seeks to provide linkages and green corridors between areas of open space to support bio-diversity. These issues are addressed in Chapter 11 Sport and Recreation and Chapter 10 Landscape and Natural Heritage of the draft Plan.

2.1.3 Core Strategy for the Development of Cork City

2.1.3.1 Selected Development Scenario

The Core Strategy establishes a framework for the development of the city. It is derived from the strategic goals of the draft City Development Plan, and the population, economic, land-use and

transportation strategies of the South West Regional Planning Guidelines (SWRPG) 2010 and the Cork Area Strategic Plan (CASP) Update 2008. The need to promote social inclusion, sustainable economic development, and access to sustainable transport are central to the strategy. A number of alternative development scenarios have been considered for the city as part of the Strategic Environmental Assessment Process of the draft City Development Plan.

The Core Strategy includes the selected development scenario, which focuses development on selected Key Development/Regeneration Areas and Key Centres. The key development areas, which are mainly brownfield land, will be developed for a range of uses based on strategies in the draft City Development Plan or which have been developed in Local Areas Plans. They are becoming available for development because of the decline of low density uses such as traditional industries in the Docklands and elsewhere, and their replacement by more intensive employment and residential uses. These areas will accommodate the majority of growth and development within the city and they are selected based on their potential to accommodate growth and to be served by sustainable modes of transport. Other parts of the city will develop based on their capacity to absorb development without undue impact on existing character and residential amenities. In addition to these mixed use redevelopment areas, a housing regeneration area in the North West of the city will see significant redevelopment over the period of the draft Plan.

As well as having potential for development some of these key development areas are also major approaches to the city and, if developed to a high quality urban design standard, have the capacity to greatly improve the image of the city at the major city approaches by road and also by rail and air. Strategies for these areas will therefore place considerable emphasis on design quality.

The Key Centres complement the City Centre and consist of a series of District Centres around the city which traditionally were mainly retail centres but the strategy sees them evolving into mixed use urban centres, providing a range of services and employment to their local population. Objectives for the Key Centres are outlined in Chapter 14 of the draft Plan. The retail strategy for the city and the wider area is set out in Chapter 4 of the draft Plan and is based on providing for the needs of the expanded population envisaged in CASP and the RPGs, having had regard to the Retail Planning Guidelines.

The Core Strategy includes an integrated transport strategy with particular focus on public transport, walking and cycling, with particular emphasis on providing sustainable transport choices to serve the key development areas, and this is outlined in Chapter 5 of the draft Plan.

2.1.3.2 Development Strategy

The areas which will be the main focus of new development in the city over the period of the draft Plan and beyond are outlined below. These areas are mainly brownfield sites which can be redeveloped to enable the city to provide for the needs of the existing and expanded population as well as facilitating the implementation of the CASP updated economic strategy. These areas will act as key development and employment nodes in the city. They will meet sustainable development objectives through the provision of:

- “ A mixture of residential and non-residential development;
- “ Economic activity and employment provision;
- “ Higher density development, where appropriate;
- “ Potential for high quality public transport provision;
- “ Good quality environment and services; and
- “ High quality urban design.

The strategy for each area is set out in the plan in Chapters 13 and 14 of the draft Plan. In most cases Local Area Plans or Regeneration plans have been prepared or are envisaged. The regeneration of the City Centre and the development of a new urban quarter in Docklands are the key development opportunities for the city. However, it is necessary to have a range of other development opportunities to allow choice in location and to facilitate a range of development types. In addition to these key development areas early opportunities for development are likely to come on stream on infill sites in other locations in the suburbs, some of which may already have planning permission.

City Centre

A healthy City Centre is essential for the city region as a whole. There is considerable potential for further expansion in the economy of the City Centre through new developments in the retail core area and at the edge of the City Centre. A Cork City Centre Strategy (2013) has been prepared and this has informed Development Plan policy for the future development of the City Centre. The transition area to the east between the City Centre and Docklands has been identified as having particular potential for expansion of offices and other activities. The City Centre also has capacity for further expansion in residential and tourism functions, particularly in the Shandon and South Parish areas. The strategy is for the City Centre to continue as the economic, social, and cultural heart of the city, supported by further public realm improvements, protection and enhancement of its existing character and upgrade in access through investment in public transport, walking and cycling. This is described in more detail in Chapter 13 of the draft Plan.

Docklands

The redevelopment of the North and South Docks as a major new mixed use quarter is the most significant sustainable development opportunity for the City Region. It has an attractive waterfront location adjoining the city centre which can be well served by public transport. The overall strategy for Docklands is set out in Chapter 13 of the draft Plan and the South Docks Local Area Plan 2008 (SDLAP) contains the detailed planning strategy for the South Docks area. The SDLAP runs until 2018 and will be reviewed during the draft City Development Plan period. The delivery of Docklands development is critical to the city achieving its population and employment targets, and to the implementation of the CASP update strategy as a whole. The provision of the appropriate transport and other infrastructure in a timely fashion is essential to facilitate the development of Docklands as envisaged. It is envisaged that the western end of Docklands adjoining the city centre has most potential for growth over the period of the draft Plan, while other areas may develop over a longer time period.

Mahon

The Mahon area has seen significant new development since the last Development Plan with new residential developments in Jacobs Island and Eden, retail development at Mahon Point, and large scale office and technology developments in Loughmahon Technology Park. There is however potential for further development in the area through the development of remaining "greenfield" land and through the intensification of existing sites, in particular areas currently in use for industrial and technology sites. There is a need for a balance between residential and employment uses and upgraded public transport provision is also required. The detailed strategy for the area is contained in the Mahon Local Area Plan 2014 (see Chapter 14 of the draft Plan for further details).

Blackpool

The Blackpool Valley, Kilbarry and the Old Whitechurch Road area, have opportunities for both brownfield and greenfield development for a range of uses. There is potential for mixed use development in Blackpool itself and in the Sunbeam Complex to the North, while there are opportunities for residential development at Old Whitechurch Road and technology/office based industry development at Kilbarry. The opening of the new Blackpool commuter rail station will improve

access to the area. The Strategy for the area is detailed in the North Blackpool Local Area Plan 2011 (see Chapter 14 of the draft Plan for further details).

North-West Regeneration

A major housing regeneration initiative is underway in the north-west of the city focussed on the Knocknaheeney and Hollyhill areas as set out in the North-West Regeneration Masterplan 2011. When complete it will yield up to 600 residential units (a net increase of over 200 units), both social housing and private housing, and associated recreational and community facilities and services, as well as employment opportunities.

Tivoli

The planned relocation of the Port of Cork container operations from Tivoli creates the potential to consider the future development of this area for alternative more intensive uses. It is envisaged that the development of this area will follow on after significant progress has been made in the development of the North and South Docks. A local area plan will be prepared to determine the appropriate mix of uses, extent and timing of development and access over the course of this development plan (see Chapter 14 of the draft Plan). The timing of the preparation of a local area plan will be linked to the programme for relocation and the likely timetable for lands to come available for redevelopment.

Tramore Road

There is some potential for redevelopment of this area for a wider mix of uses which could help support the development of a high quality public transport route from the Northside through the City Centre to the airport. It currently houses low density employment uses and performs a suitable location for such uses in the city, however some land in the area may be surplus to requirements for such purposes and its potential for other uses, such as residential uses, will be examined over the period of the draft City Development Plan by a Local Area Plan or other suitable mechanism. The strategy for this area is considered in more detail in chapter 14 of the draft Plan.

Key Suburban Centres

The key suburban centres are Mahon, Douglas and Wilton District Centres on the south side, and Blackpool and Ballyvolane District Centres on the north side, with potential for a further District Centre in Hollyhill. While retailing to serve the local market will be the primary function of these centres the objective is that these centres would over time evolve into mixed use urban centres with good public transport access and high quality urban design. Objectives for these centres are outlined in Chapters 4 and 14 and the draft Plan.

2.1.4 Environmental Management

Chapter 12 outlines Cork City Council's policies and objectives for providing public infrastructure and managing environmental issues.

It should also be noted that Cork City is not directly responsible for the provision of many aspects of environmental infrastructure, but rather works in conjunction with Uisce Éireann, ESB Networks, Eirgrid, Cork County Council, and various regional authorities.

The strategic environmental infrastructure objectives (**Objective 12.1**) are as follows:

- a. Promote sustainable settlement and transportation strategies in response to climate change, including measures to reduce energy demand; to reduce anthropogenic greenhouse gas emissions; and to address the necessity for adaptation to climate change, in particular, having regard to location, layout and design of new development.
- b. Ensure sufficient infrastructure to serve population targets set out in the Core Strategy (Chapter 2).
- c. Maximise efficiencies in respect of infrastructure provided.
- d. Improve the environmental quality of the city's rivers and surface water bodies; maintain the quality of ground water, and generally protect existing and potential water resources in accordance with EU directives.
- e. To ensure an adequate, sustainable and economic supply of good quality water for domestic, commercial and industrial needs for the lifetime of the Plan (subject to compliance with Article 6 of the Habitats Directive)
- f. To provide adequate wastewater treatment facilities to serve the existing and future population of the city and to ensure that adequate and appropriate wastewater infrastructure is in place prior to the occupations of new development. 21
- g. To ensure that development would not have an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters.
- h. Follow a waste hierarchy that starts with prevention, preparing for re-use, recycling, other recovery (e.g. energy recovery) and finally disposal (including landfill).
- i. Restrict landuse or require appropriate design as necessary to reduce risk of hazard, including those arising from flooding and controlled substances in industrial processes.
- j. Improve air quality and maintain acceptable levels of light and noise pollution in the city in accordance with requirements set out in European Union, National and Regional policy.
- k. Ensure adequate ICT infrastructure to develop Cork as a Smart City+.
- l. Improve the energy efficiency of new and existing buildings and promote renewable energy use in the city's building stock and infrastructure.

Furthermore, the Council is committed to protecting its natural heritage, in particular designated areas and protected species, and so it is an objective of the Council to:

Objective 10.7 Designated Areas and Protected Species

To ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. When a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with

regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

In addition, the Council recognises that areas of nature conservation value are not confined to designated sites and to this end have included specific objectives (e.g. Objective 10.7, 10.8, 10.9, 10.10, 10.13) to ensure that not only are Natura 2000 Sites protected and enhanced, but that the ecological corridors connected to Natura 2000 Sites are also managed appropriately.

2.2 EXISTING ENVIRONMENT OF THE DRAFT CORK CITY DEVELOPMENT PLAN

2.2.1 Water Quality

The Water Framework Directive requires the implementation of measures to prevent deterioration of the status of all waters (i.e. rivers, ground waters, estuaries and coasts) and ensure that all waters remain unpolluted. It specifically sets an objective of restoring all waters to 'good' status (as defined in the Directive) by 2021. In order to implement the Directive, Ireland has been divided into eight districts. Cork City and Harbour fall within the South Western River Basin District; a strategy for the area is set out in the *South Western River Basin Management Plan (2009-2015)*.

The status of the five rivers flowing through Cork's administrative area is set out in **Table 2.1**. Cork City also impacts on Cork Harbour, as any pollutant streams emanating in the city reach the Harbour via the River Lee.

Table 2.1: Rivers Flowing Through Cork's Administrative Area

Name	Current Status
Lee (Sunday's Well to Lough Mahon)	Poor
Lee (Western boundary to Sunday's Well)	Moderate
Tramore	Moderate
Curragheen	Poor
Bride	Moderate
Bride (west)	Moderate
Glasheen	n/a

The City Council is committed to improving the water quality of the rivers within and adjacent to the City's administrative area, and this is clearly recognised in the strategic environmental objectives, **Objective 12.1** . Improve the environmental quality of the city's rivers and surface water bodies;

maintain the quality of ground water, and generally protect existing and potential water resources in accordance with EU directives.¹

Further, specific measures to ensure the ecological value of these waterways are protected and enhanced in a co-ordinated manner are included on **Objective 10.9 – Rivers and Waterway Corridors**, which states . To protect and maintain the integrity and maximise the potential of the natural heritage and biodiversity value of the River Lee and its associated watercourses;

To promote an integrated approach to the future development of the River Lee so that it includes all aspects of use e.g. recreation, maritime history and economic factors; and

Development proposals in river corridors will be considered favourably providing they, where practical:

- Dedicate a minimum of 10m from the waters edge in channelized rivers for amenity, biodiversity and walkway purposes;
- Dedicate a minimum of 15m from the top of the bank in non- channelized rivers for amenity, biodiversity and walkway purposes
- Preserve the biodiversity value of the site subject to Ecological Assessment by a suitably qualified Ecologist
- Do not involve landfilling, diverting, culverting or realignment of river and stream corridors;
- Do not have a negative effect on the distinctive character and appearance of the waterway corridor and the specific characteristics and landscape elements of the individual site and its context.

Groundwater in and around Cork City's administrative area has been deemed to have 'good' status per the terms of the Water Framework Directive. Maintaining this status will require guarding against over-abstraction and preventing contamination. Planning applications / abstraction proposals are currently assessed on a case-by-case basis. The Council is committed to protecting the groundwater in and around Cork City's administrative area, and to this end have committed to preparing a groundwater protection strategy:

Objective 12.4 Cork City Council will prepare a groundwater protection strategy, which will include policies related to abstraction and to the disposal of post-geothermal reject water.+

2.2.2 Water supply

Cork City has two sources of drinking water. The Lee Road Waterworks, which extracts water from the River Lee, provides around 70% of the city's total water supply. It primarily serves the city centre

¹The Water Framework Directive (2000/60/EC) and the European Communities (Water Policy) Regulations 2003 (as amended); European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended); European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended); South Western River Basin Management Plan 2009-2015 or any updated version of this document; Pollution Reduction Programmes for Designated Shellfish Areas; Groundwater Protection Schemes, Urban Wastewater Treatment Directive and Urban Waste Water Treatment Regulations 2001 (as amended).

and northern suburbs. The eastern, western, and southern suburbs are served by the Cork Harbour and City Water Supply Scheme, which extracts water from the Inniscarra Reservoir. This scheme is jointly owned by the City and County Councils. The construction of a new treatment plant at Lee Road is currently underway, and two new interconnectors further connecting the two schemes will help ensure security of supply.

Water supply capacity will impose no constraints on development in Cork City. The two schemes have adequate capacity to serve metropolitan Cork through 2071 with regard to population forecasts, treatment capacity, abstraction limits, and a reduction in %unaccounted for water+ (i.e. primarily leakage).

There are no material issues in respect to drinking water quality, which is in accordance with EU drinking water regulations.

2.2.3 Wastewater Facilities

Cork City is served by two main sewerage schemes. Cork Main Drainage (completed 2004) serves as the primary scheme, while the older Tramore Valley scheme serves the south eastern portion of the city. The waste water treatment plant for Cork City is provided at Carrigrennan, to the east of the City. Based on current usage rates the plant has adequate capacity to serve the city region through to 2020 with regard to population forecasts. A detailed capacity analysis is underway (2013), and the existing treatment plant will be expanded on a modular basis during the lifetime of the Development Plan if required. It is anticipated that some capacity may be regained through addressing infiltration (i.e. the leakage of groundwater into foul or combined sewers) and inflow (storm water connection to foul sewers). Measures to address nutrient removal (tertiary treatment) and compliance with the Shellfish Water Directive are also under assessment (2013). There are no plans for the construction of any major infrastructure within the City administrative area through 2021.

2.2.4 Surface Water Management

The majority of development in Cork City currently uses traditional methods of handling rainwater. Runoff from impermeable surfaces (such as roofs, roads, and carparks) is collected and redirected to drainage systems. This approach can cause a number of problems. Drainage systems can become overloaded and contribute to flooding and/ or result in higher waste water treatment costs. Rivers can become polluted by contaminants (such as oil from carparks) contained in the runoff. A riversqability to recharge naturally is also affected.

Sustainable Urban Drainage Systems (%SUDS+) is an alternative approach that helps alleviate these problems by mimicking natural drainage systems. During the lifetime of the draft Development Plan, Cork City will prepare a storm water management plan to include specific development standards for Cork City. In the interim, developments shall comply with criteria set out in *Irish SuDS: Guidance and Tools*.

The Council recognises the significance of storm water management and have identified a number of objectives specific to this:

Objective 12.2: Cork City Council will prepare a Storm Water Management Plan for the City.

Objective 12.3: Planning applications shall include proposals for managing stormwater in accordance with details set out at www.irishsuds.com (unless superseded by policies and standards set out in the adopted %Storm Water Management Plan per Objective 12.2) and shall minimise and limit the extent of hard surfacing and paving.

Climate change will result in rising sea levels and more frequent and more severe rainfall events and will significantly increase the risk of flooding and coastal erosion. Cork City has experienced a number of flood events in recent years, and is at particular risk of flooding from the River Lee, its tributaries and Cork Harbour. As the risk to property is increasing, the need to incorporate flood risk assessment and management into the land-use planning process is becoming more apparent.

National policies in respect of flood risk are set out in The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009). In considering development proposals, the Guidelines advocate the Sequential approach, namely, to avoid development in areas at risk of flooding; and if this is not possible, to consider substituting the land-use to one less vulnerable to flooding; and only where avoidance and substitution is not possible to consider mitigation measures and management of the flood risks.

Secondly, proposals for vulnerable types of development in areas of moderate and high flood risk should be examined against the criteria set out in the Justification Test with Flood Risk Assessment, in order to demonstrate an overriding strategic planning need and that flood risk can be adequately managed without causing adverse impacts elsewhere.

The Council recognise the significance of flooding within and adjacent to the City and have identified a number of objectives specific to this:

Objective 12.9: Cork City Council shall have regard to ~~the~~ The Planning System and Flood Risk Management: Guidelines for Planning Authorities, 2009+ in the preparation of land-use plans and determining planning applications.

Objective 12.10: To restrict development in identified flood risk areas, in particular, floodplains, except where the applicant satisfies the Justification Test as outlined in ~~the~~ The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009.

Objective 12.11: To protect, enhance and manage the City's floodplains, wetlands and coastal habitat areas that are subject to flooding as vital ~~green infrastructure~~ which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reduce the need to provide flood defence infrastructures.

Lee Catchment Flood Risk Assessment and Management Study, (Lee CFRAMS)

The Draft Catchment Flood Risk Management Plan was completed in December 2011. However, the ~~National~~ Preliminary Flood Risk Assessment (PFRA) . Designation of the Areas for Further Assessment+ Report, (March 2012) identifies Cork City as an Area for Further Assessment and as such Cork City is subject to further assessment through the CFRAM study. The target date for completion is September 2015.

In the interim, the content and recommendations of the Draft Lee CFRAMS will be integrated into the Draft City Development Plan and revised accordingly, when the updated study maps and recommendations are made available. The following objective is included in the draft Plan:

Objective 12.8: Cork City Council shall have regard to the recommendations of the Draft Lee Catchment Flood Risk Assessment and Management Plan and to incorporate the recommendations of the South West CFRMP / Lee CFRMP and the Lower Lee Flood Relief Scheme into the Cork City Development Plan when available.

2.2.5 Natural Heritage

Wildlife habitats occur throughout the city with many mammals, birds, invertebrates, trees and plants having adapted to live alongside humans in the urban environment.

The River Lee and its associated waterways support an immense variety of wildlife while also providing a corridor for the movement of species between the surrounding countryside and urban areas.

The built environment provides habitats for a variety of species of flowering plants, mosses, and lichens and various species of invertebrates, birds and bats. Other important wildlife areas in the urban environment include trees, parks, recreational and other green spaces, gardens, and graveyards, all of which play a significant role in supporting the local biodiversity.

The City Council is committed to protecting and conserving the biodiversity of Cork City with the inclusion of a number of objectives within the draft Plan, with the overall aim:

To protect, promote and conserve Cork City's natural heritage and biodiversity.

The overall Natural Heritage and Biodiversity Objectives include:

- To protect, enhance and conserve designated areas of natural heritage, biodiversity and protected species;
- To ensure that sites and species of natural heritage and biodiversity importance in non-designated areas are identified, conserved and managed appropriately;
- To protect and maintain the integrity and maximise the potential of the River Lee and its associated watercourses;
- To protect and enhance the city's trees and urban woodlands;
- To promote best practice guidelines for management, control and eradication of invasive alien species; and
- To acknowledge and adhere to all relevant biodiversity and natural heritage legislation.

Cork City Biodiversity Action Plan (2009-2014)

The *National Bio-diversity Plan* (2002) underlines the principle that environmental concerns should be integrated into all relevant sectors stating that "environmental policy is now based on the internationally recognised principle of sustainability, the precautionary principle, the integration of environmental considerations into all areas, the polluter pays principle and the principle of shared responsibility for environmental protection by public bodies, private enterprise and the general public." This implies basing policies and decisions on ecological principles, which recognise the conservation, enhancement and sustainable use of biological diversity in Ireland and contribute to conservation and sustainable use of bio-diversity globally.

The *National Biodiversity Plan* sets out the strategy for conserving and enhancing Ireland's biodiversity through a series of actions. At a local level the plan highlights the key role that local Authorities can

play in promoting local natural heritage and requires each Local Authority to prepare a Biodiversity Plan in consultation with relevant stakeholders.

The *Cork City Biodiversity Action Plan (2009-2014)*:

- Provides a framework for the conservation of biodiversity and coordinates new and existing conservation initiatives;
- Translates international and national biodiversity obligations into effective local actions;
- Assists sustainable planning and development and provides a framework that is complementary to the Local Development Plan and Local Heritage Plan;
- Aims to raise public awareness and stimulate involvement in the conservation of biodiversity; and
- Collects and collates information on local biodiversity.

The City Council is committed to protecting the biodiversity and natural heritage of the City and to this end have included specific objections to ensure that not only are Natura 2000 Sites protected and enhanced, but that the ecological corridors connected to Natura 2000 Sites are also managed appropriately (e.g. **Objectives 10.7, 10.8, 10.9, 10.10, 10.12, 10.13**).

2.3 BRIEF DESCRIPTION OF THE NATURA 2000 SITES

This section of the screening process describes the Natura 2000 sites within a 15km radius of the draft Plan boundary. A 15km buffer zone has been chosen as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process. This is in line with, *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, produced by the Department of the Environment, Heritage and Local Government.

Table 2.2 lists the SACs and **Table 2.3** lists the SPAs that are within 15km of the Plan boundary, and **Figure 2.1** shows their locations in relation to the draft Cork City Development Plan 2015-2021.

The integrity of a Natura 2000 site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC or SPA. The qualifying features for each site have been obtained through a review of the Conservation Objectives available from the NPWS.

Table 2.2: SACs within 15km of the Draft Cork City Development Plan 2015-2021

Site Code	Site Name	Qualifying Habitats	Conservation Status ¹	Qualifying Species	Conservation Status ¹
001058	Great Island Channel SAC	Mudflats and sandflats not covered by seawater at low tide [1140]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330];	Good Good	-	-
002170	Blackwater River (Cork/Waterford) SAC	Estuaries [1130]; Mudflats and sandflats not covered by seawater at low tide [1140]; Perennial vegetation of stony banks [1220]; Salicornia and other annuals colonizing mud and sand [1310]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]; Old sessile oak woods with	Good Good Good Good Good Good Good Good Excellent Poor	Freshwater pearl mussel (<i>Margaritifera margaritifera</i>) [1029]; White-clawed crayfish (<i>Austropotamobius pallipes</i>) [1092]; Sea lamprey (<i>Petromyzon marinus</i>) [1095]; Brook lamprey (<i>Lampetra planeri</i>) [1096]; River lamprey (<i>Lampetra fluviatilis</i>) [1099]; Twaité shad (<i>Alosa fallax fallax</i>) [1103]; Salmon (<i>Salmo salar</i>) [1106]; Otter (<i>Lutra lutra</i>) [1355]; and Killarney fern (<i>Trichomanes speciosum</i>) [1421].	Good Good Excellent Excellent Good Good Good Excellent Good

Site Code	Site Name	Qualifying Habitats	Conservation Status ¹	Qualifying Species	Conservation Status ¹
		<p><i>Ilex</i> and <i>Blechnum</i> in British Isles [91A0];</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion, Alnion incanae, Salicion albae</i>) [91E0]; and</p> <p><i>Taxus baccata</i> woods of the British Isles [91J0].</p>	<p>Excellent</p> <p>Poor</p>		

¹ = Information on conservation status for each habitat and species within the SACs and SPAs was extracted from the Natura 2000 Standard Data Forms (in December 2013) on the NPWS website <http://www.npws.ie/protectedsites/>. This information provides specific details on the conservation status of each habitat and species within the SAC and SPA rather than status of the habitats which is available in The Status of EU Protected Habitats and Species in Ireland.

Table 2.3: SPAs within 15km of the Draft Cork City Development Plan 2015-2021

Site Code	Site Name	Qualifying Feature Annex I species	Conservation Status
004030	Cork Harbour SPA	<p>To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA:</p> <p>Little Grebe (<i>Tachybaptus ruficollis</i>) [A004];</p> <p>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005];</p> <p>Cormorant (<i>Phalacrocorax carbo</i>) [A017];</p> <p>Grey Heron (<i>Ardea cinerea</i>) [A028];</p> <p>Shelduck (<i>Tadorna tadorna</i>) [A048];</p>	<p>N/A</p> <p>Excellent</p> <p>Excellent</p> <p>N/A</p> <p>Excellent</p>

Site Code	Site Name	Qualifying Feature Annex I species	Conservation Status
		<p>Wigeon (<i>Anas penelope</i>) [A050];</p> <p>Teal (<i>Anas crecca</i>) [A052];</p> <p>Pintail (<i>Anas acuta</i>) [A054];</p> <p>Shoveler (<i>Anas clypeata</i>) [A056];</p> <p>Red-breasted Merganser (<i>Mergus serrator</i>) [A069];</p> <p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130];</p> <p>Golden Plover (<i>Pluvialis apricaria</i>) [A140];</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A141];</p> <p>Lapwing (<i>Vanellus vanellus</i>) [A142];</p> <p>Dunlin (<i>Calidris alpina</i>) [A149];</p> <p>Black-tailed Godwit (<i>Limosa limosa</i>) [A156];</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157];</p> <p>Curlew (<i>Numenius arquata</i>) [A160];</p> <p>Redshank (<i>Tringa totanus</i>) [A162];</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179];</p> <p>Common Gull (<i>Larus canus</i>) [A182];</p> <p>Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183];</p> <p>Common Tern (<i>Sterna hirundo</i>) [A193]; and</p> <p>Wetlands & Waterbirds [A999].</p>	<p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Good</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Good</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Excellent</p> <p>Good</p> <p>N/A</p>

2.4 IDENTIFICATION OF POTENTIAL IMPACTS

The following potential impacts on Natura 2000 Sites owing to the implementation of the draft Plan have been identified.

2.4.1 Direct loss of Habitats

The construction of new residential and other developments to cater for an increasing population within Cork's administrative area has the potential to result in the direct loss of habitats which support Qualifying Interests of Cork Harbour SPA, located on the eastern boundary of the Cork's administrative area, which would likely constitute a significant negative effect. As can be seen on the Land Use Zoning in the draft Plan, no zonings for new development are within the boundaries of Cork Harbour SPA.

2.4.2 Reduction in Water Quality

The construction of new residential and other developments to cater for an increasing population within Cork's administrative area has the potential to result in a reduction in the water quality of the receiving waters and Cork Harbour through an increase in the waste water discharged. A reduction in water quality could have a negative impact on protected species within Cork Harbour SPA.

The waste water treatment plant for Cork City is provided at Carrigrennan, to the east of the City. Based on current usage rates the plant has adequate capacity to serve the city region through to 2020 with regard to population forecasts. A detailed capacity analysis is underway (2013), and the existing treatment plant will be expanded on a modular basis during the lifetime of the Development Plan if required. It is anticipated that some capacity may be regained through addressing infiltration (i.e. the leakage of groundwater into foul or combined sewers) and inflow (storm water connection to foul sewers). Measures to address nutrient removal (tertiary treatment) and compliance with the Shellfish Water Directive are also under assessment (2013). There are no plans for the construction of any major infrastructure within the City administrative area through 2021.

The wastewaters discharged from the Cork City WwTP is licenced by the EPA under the Waste Water Discharge (Authorisation) Regulations, 2007. It is noted that in 2011 the Carrigrennan WwTP *failed to meet the overall requirements of the Urban Waste Water Treatment Regulations 2001+*.

The status under the WFD of the five rivers flowing through Cork's administrative area is set out in **Table 2.1**. Cork City also impacts on Cork Harbour, as any pollutant streams emanating in the city reach the Harbour via the River Lee.

Additional hard surfaces also create the potential for an increase in surface water run-off into these rivers, with related negative impact on water quality.

Any construction activities have the potential to release suspended solids and chemical pollutants into these watercourses and Cork Harbour, which could impact negatively on water quality.

Any negative impact on the five rivers flowing through Cork's administrative area has the potential to impact on Cork Harbour SPA and Great Island Channel SAC.

2.4.3 Damage / Degradation of Habitats and Disturbance to Species

The construction of new residential and other developments to cater for an increasing population within Cork's administrative area has the potential to result in the disturbance to species listed as

Qualifying Interests of Cork Harbour SPA. Areas where land has been zoned are close to the Cork Harbour SPA. An increase in human population and associated infrastructure can lead to negative effects on habitats and species due to potential increases in public visitations to the Natura 2000 site and an increase in recreational pressures.

The quantification of this impact is extremely difficult; however, given the fact that any increase in site usage will be gradual over a period of time, it is unlikely to constitute a significant adverse effect. Site monitoring by the NPWS should identify any pressures from overuse and recommend appropriate measures.

2.4.4 Reduction in Water Flows

Water supply capacity will impose no constraints on development in Cork City. The two schemes have adequate capacity to serve metropolitan Cork through 2071 with regard to population forecasts, treatment capacity, abstraction limits, and a reduction in %unaccounted for water+ (i.e. primarily leakage). The construction of new residential and other developments to cater for an increasing population within Cork's administrative area will not result in an increase in the water abstractions from the River Lee or Cork Harbour, and therefore, will not impact on the habitats and species for which Cork Harbour SPA and Great Island Channel SAC are designated.

2.4.5 Spread of Alien Invasive Species

Construction works related to the construction of new residential and other developments for an increasing population within Cork City has the potential to result in the spread of alien invasive species (both flora and fauna) into Natura 2000 sites. This has the potential to impact negatively on the habitats and species for which Natura 2000 sites have been designated.

2.5 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

2.5.1 Direct, Indirect or Secondary Impacts

Tables 2.1 and **2.2** list the Natura 2000 sites within 15 km of the draft Plan area. There are three sites in all, two SACs and one SPA.

It is the overall aim of the City Council to protect, promote and conserve Cork City's natural heritage and biodiversity. The Council is committed to protecting and enhancing sites designated or proposed for designation under European and national legislation, and have specific policies relating to their protection and maintenance, as appropriate (e.g. **Objective 10.7**). In particular, it is an objective of the Council to ensure that all plans and projects which could, either individually or in combination with other plans and projects have significant effects on a Natura 2000 site(s) will be subject to Appropriate Assessment Screening (**Objective 10.7**). Further, it is an objective of the Council to work with local communities, groups, landowners, National Parks and Wildlife Service and other relevant parties to identify, protect, manage and, where appropriate, enhance sites of biodiversity value (**Objective 10.8**).

Cork Harbour SPA is located on the eastern boundary of Cork's administrative area, which Great Island Channel SAC is located approximately 4 km to the east of Cork's administrative area. The significance of this SPA and SAC is fully recognised by the council and it is committed to protecting the SPA and SAC together with all other ecological corridors and areas of natural heritage within and adjacent to Cork's administrative area. There are no areas of the SPA zoned for developmental purposes, therefore, the draft Cork City Development Plan will not result in direct impacts on the SPA or SAC through land take or fragmentation of habitats.

Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water supply capacity will impose no constraints on development in Cork City. The two supply schemes have adequate capacity to serve metropolitan Cork through 2071 with regard to population forecasts, treatment capacity and abstraction limits.

The Council is committed to ensuring the implementation of the EU Urban Waste Water Directive and its transposition into Irish legislation. To this regard there are a number of objectives within the draft Plan which focus on wastewater and its appropriate treatment (**Objective 12.1**). The waste water treatment plant for Cork City is provided at Carrigrennan, to the east of the City. Based on current usage rates the plant has adequate capacity to serve the city region through 2020 with regard to population forecasts. Measures to address nutrient removal (tertiary treatment) and compliance with the Shellfish Water Directive are also under assessment (2013). There are no plans for the construction of any major infrastructure within the City administrative area through to 2021.

It is an objective of the Council (**Objective 12.1**) to provide adequate wastewater treatment facilities to serve the existing and future population of the City, subject to complying with the Water Framework Directive, the South Western River Basin Management Plan 2009-2015 or any updated version of this document, Pollution Reduction Programmes for Designated Shellfish Areas, the Urban Waste Water Treatment Directive and the Habitats Directive.

Such wastewater objectives will ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 sites.

There are a number of other watercourses within and adjacent to the draft Plan area which drain into the River Lee and Cork Harbour. The Council is committed to protecting these watercourses and to this regard there are a number of objectives within the draft Plan which focus on maintaining and protecting the natural character, ecological value and water quality of these watercourses (e.g. **Objective 10.9**). Development proposals will be required to provide a buffer zone having a minimum of 10-15m each side of the waters edge. These watercourses will require an Ecological Assessment to be completed on all development proposals in their vicinity (**Objective 10.9**).

The management of surface and storm water is important so as to avoid increased flood or pollution risk in the storm water network, rivers and streams. New development can exacerbate the problems of flooding by accelerating and increasing surface water run-off. The Council will require the application of Sustainable (urban) Drainage Systems (SuDS) in new developments and have identified specific objectives in this regard (e.g. **Objective 12.2, 12.3, 12.8, 12.9, 12.10, 12.11**). Reducing the extent of hard surfacing and using permeable pavements will aid in minimising the risk of flooding and contamination, and protect the environmental and water resources.

Further, it is the aim of the Council to ensure that the EU Water Framework Directive is implemented. To this end the Council has a strategic environmental objective (**Objective 12.1**) to protect existing and potential water resources in accordance with:

- The Water Framework Directive (2000/60/EC) and the European Communities (Water Policy) Regulations 2003 (as amended);
- European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended);
- European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended);
- South Western River Basin Management Plan 2009-2015 or any updated version of this document;
- Pollution Reduction Programmes for Designated Shellfish Areas;

- Groundwater Protection Schemes;
- Urban Waste Water Treatment Directive and Urban Waste Water Treatment Regulations 2001 (as amended); and
- Any other protection plans for water supply sources or updates to the above regulations.

This objective is to ensure that development would not have an unacceptable impact on water quality and quantity, which includes surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters.

Such water quality objectives will ensure that the River Lee, its tributaries, Cork Harbour and the SPA and Great Island Channel SAC are protected, and therefore, will not result in any indirect impacts on the Natura 2000 sites.

Invasive non native plant and animal species can represent a major threat to local, regional and national bio-diversity. They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. The Council is committed (e.g. **Objective 10.12**) to controlling invasive species, which includes the implementation of measures to control and prevent the introduction and establishment of ecologically damaging alien invasive species. Preventative measures include ensuring that good site hygiene practices are employed for the movement of materials into, out of and around the site and ensuring that imported soil is free of seeds and rhizomes of key invasive plant species.

The Blackwater River (Cork/Waterford) SAC are a sufficient distance (13km) from the draft Plan area and has no connecting pathways (i.e. rivers or streams) to be impacted by the present or future development of the draft Cork City Development Plan area.

This AA has examined each objective within the draft Cork City Development Plan and has determined that there is no potential to impact on the Cork Harbour SPA or the Great Island Channel SAC, in fact, there are a number of objectives which would result in an overall positive impact on Biodiversity, Flora and Fauna within and adjacent to the Plan area, including the identified Natura 2000 sites.

2.5.2 Cumulative and In Combination Impacts

This step aims to identify at this early stage any possible significant in-combination or cumulative effects/impacts of the proposed draft Plan with other such Plans and projects on the Natura 2000 network. Other Plans and projects specific to the relevant Natura 2000 sites are the following:

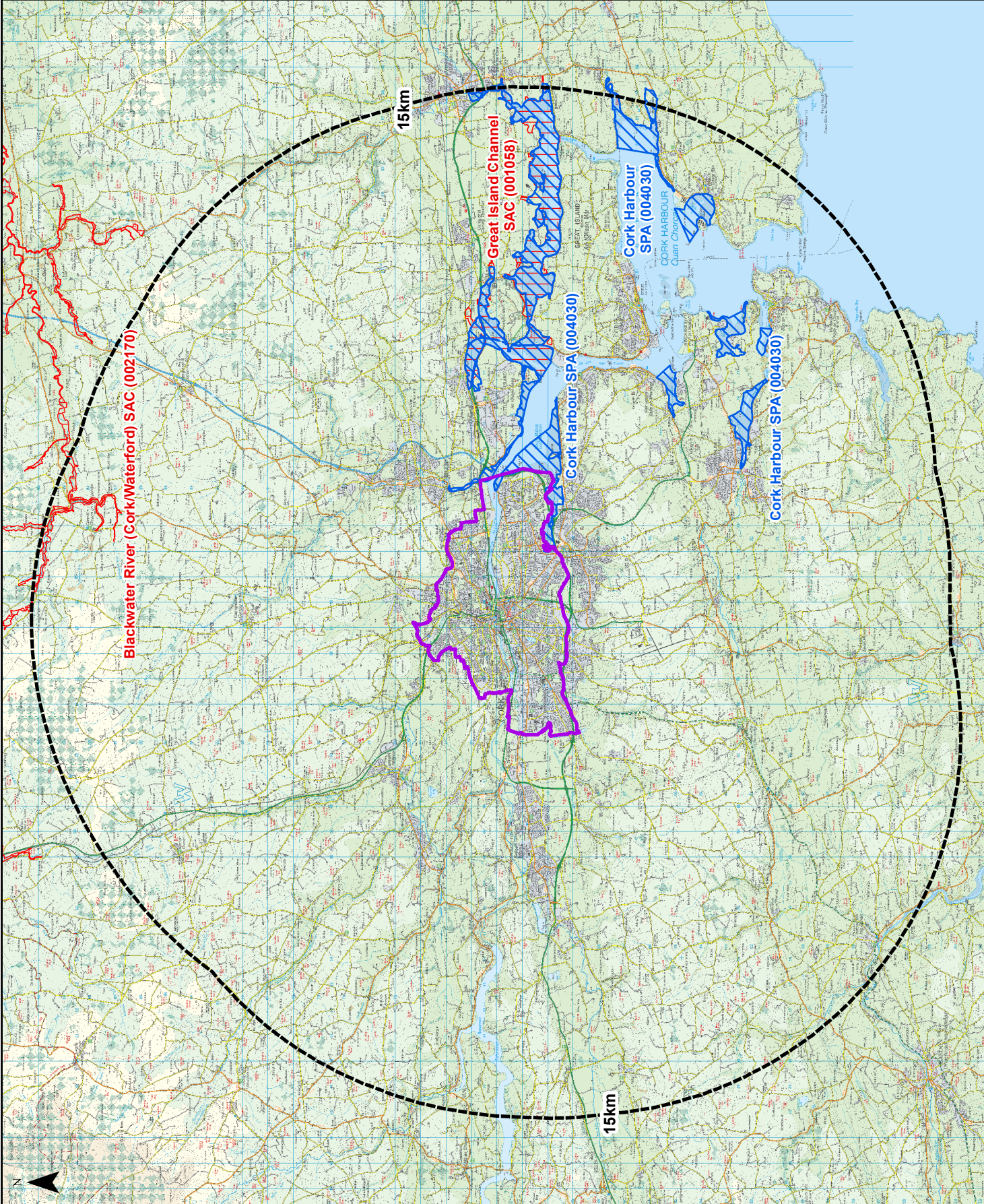
- Regional Planning Guidelines for the South-West Region 2010-2022;
- South-Western River Basin Management Plan 2009-2015;
- Cork City Biodiversity Plan 2009-2014;
- Draft Cork County Development Plan 2015-2021;
- Cork Area Strategic Plan Update 2008;
- Draft Mahon Local Area Plan 2014-2020
- South Docks Local Area Plan 2008-2018;
- Blackpool Local Area Plan 2011-2017;

- Farranferris Local Area Plan 2009-2015;
- North-West Regeneration Masterplan 2011;
- Water Services Investment Programme;
- IPPC Programme;
- Local Authority Discharge;
- Groundwater Pollution Reduction Programmes;
- Surface Water Pollution Reduction Programmes;
- Draft Lee Catchment Flood Risk Assessment and Management Study;

The Regional Planning Guidelines for the South-West Region 2010-2022 provides the framework within which regional development plans are to be prepared. Chapter 6 of this document (Environment and Amenities Strategy) sets a policy (REAS-03) to state that all projects likely to have a significant effect on Natura 2000/European sites will be subject to Habitats Directive assessment, and projects will only be approved if they comply with the Habitats Directive. There is also a policy (REAS-04) that is an objective to achieve regional water quality targets by implementing the River Basin Management Plans and ensure that development undertaken or permitted by local authorities; other public agencies or private operators, shall not contravene the objectives of the Water Framework Directive, the European Communities Environmental Objectives (Surface Waters) Regulations 2009 SI 272 of 2009 and the European Communities Environmental Objectives (Groundwaters) Regulations 2010, SI 9 of 2010.

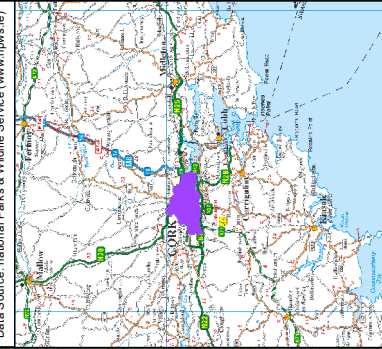
The County Development Plans and Local Area Plan identified all include numerous policies and objectives aimed at protecting the natural environment, including Natura 2000 sites. Explicit reference to Appropriate Assessment Screening for plans and projects are made in these plans, and the plans themselves have been subject to Appropriate Assessment, with findings of no significant adverse effects.

No other pathway has been identified by which any of the Plans and Programmes identified could have a significant combination effect on any of the Natura 2000 sites identified. In fact, the in combination effect of the water related Plans and Programmes would have positive effects on water quality resulting in positive indirect impacts on Cork Harbour SPA and Great Island Channel SAC.



Legend

- City Boundary
- Buffer, 15km
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)



Client
Cork City Council

Project
AA Screening of the Cork City Development Plan 2015-2021

Title
Natura Sites Within 15km

Figure 2.1

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Issue Details

Drawn By:	NON	Project No.:	MDE1163
Checked By:	BD	File Ref.:	MDE1163arc0001D01
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Scale:	1:200,000 @ A4	Drawing No.:	Rev:
Date:	03/12/2013	Ac0001	D01

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3 SCREENING CONCLUSION AND STATEMENT

The likely impacts that will arise from the draft Cork City Development Plan alone and in combination with other plans and programmes have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. No Natura 2000 site within 15km of the City area will be adversely affected. A Finding of No Significant Effects Matrix has been completed and is presented in Section 4 of this Screening Statement.

On the basis of the findings of this Screening for Appropriate Assessment of Natura 2000 sites, it is concluded that the proposed draft Cork City Development Plan will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

4 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

Name of project or Plan	Draft Cork City Development Plan 2015-2021
Name and location of Natura 2000 site	Great Island Channel SAC; Blackwater River (Cork/Waterford) SAC; and Cork Harbour SPA.
Description of the project or Plan	<p>The Vision for Cork City</p> <p>The vision for Cork City over the period of this Development Plan and beyond is to be a successful, sustainable regional capital and to achieve a high quality of life for its citizens and a robust local economy, by balancing the relationship between community, economic development and environmental quality. It will have a diverse innovative economy, will maintain its distinctive character and culture, will have a network of attractive neighbourhoods served by good quality transport and amenities and will be a place where people want to live, work, visit and invest in.</p> <p>Strategic Goals</p> <p>The vision for Cork City will be achieved through a series of seven interconnected strategic goals and related Development Plan Chapters, as outlined below:</p> <p>Goal 1 Increase population and households to create a compact sustainable city</p> <p>The South West Regional Planning Guidelines (SWRPG) sets an ambitious target for population growth in Cork City with a view to concentrating development and creating a compact, sustainable city. While the number of households in the city has been increasing steadily, household size has declined in line with national trends and much new development has occurred outside the city boundary, resulting in a falling population. This Plan will show that there is capacity within the city to meet the population target but acknowledges that this target will only be met by the implementation of a co-ordinated approach to the development of the greater city area, significant investment in infrastructure and an increase in the attractiveness of the city as a place to live in.</p> <p>Goal 2 Achieve a higher quality of life and make the city an attractive place to live, work, visit and invest in</p> <p>The first step in reversing the decline in city population will be to improve its attractiveness as a living environment. A city that is attractive and provides a good quality of life and health for residents will also be attractive for workers, investors and visitors. The approach will centre on the 15 minute city concept focused on residential neighbourhoods served by a range of amenities, as well as an attractive city centre. This is addressed particularly in Chapters 6 Residential, and 7 Sustainable Neighbourhoods of the draft City Development Plan; while wider measures to increase the attractiveness of the city and improve quality of life are a cross cutting principle in the rest of the draft Plan. Promoting social inclusion is an integral part of this strategic goal and is also a cross cutting principle in the draft Plan.</p>

	<p>Goal 3 Support the revitalisation of the economy</p> <p>Supporting the creation of a diverse, connected, innovative economy in the city is a central goal of the draft Plan. Key to revitalisation of the city's economy is regeneration of the city centre and adjoining areas. This will increase employment opportunities and build on the city centre's role as the main retail, commercial and cultural centre for the region (see Chapter 13 of the draft Plan). The suburban areas also play a key role in the economy in particular the key development areas and district centres outlined in the Chapter 14 of the draft Plan. Overall economic strategy is addressed in Chapter 3 and Retail Strategy is addressed in Chapter 4 of the draft Plan.</p> <p>Goal 4 Promote sustainable modes of transport and integration of land use and transportation</p> <p>At the national level there is a mandate to reduce emissions caused by fossil-fuelled transport, to reduce use of the private car for commuting and to increase journeys by public transport, walking and cycling. These objectives are central to the land-use and transport strategies in this plan and as well as having the significant societal benefits of a better quality environment can also give health benefits and cost-savings to the individual citizen. Achieving national targets is a long term objective which will require a move to more sustainable land use planning and a significant upgrade to public transport in the greater city area . this draft Plan will set interim targets which are achievable in the shorter term. This strategic goal is particularly addressed in Chapter 5 Transportation of the draft Plan.</p> <p>Goal 5 Maintain and capitalise on Cork's unique form and character</p> <p>Cork's unique character derives from the combination of plan, topography, built fabric and the setting provided by the River Lee valley. The dramatic east west ridges create the visual setting for the city. The goal of the draft Plan is to protect and capitalise on the unique character of the city, both the character derived from the natural environment and the man-made character created by the built form, while providing opportunities for new development. New development will need to respect and reflect the dramatic topography as well as the landscape and ecology of the city. It must also respect the built heritage of the city, in particular areas of significant historic character such as the city centre, the historic north-south spine and the suburban villages. There are also opportunities for creation of new character areas in locations such as Docklands, Mahon and Blackpool and at the arrival points or gateways into the city. This strategic goal is addressed in Chapter 9 Built Heritage and Archaeology, Chapter 10 Landscape and Natural Heritage and Chapter 8 Arts, Cultural Heritage and Tourism of the draft Plan.</p> <p>Goal 6 Tackle climate change through reducing energy usage, reducing emissions and mitigating against flood risk</p> <p>A key aim of the draft Plan is to reduce emissions that lead to global warming through sustainable energy usage in transport and buildings. It also aims to mitigate and adapt to</p>
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	<p>the challenges of climate change such as the increased risk of flooding, through the design, layout and location of appropriate land-uses. This is particularly addressed in Chapter 12 Environment and Infrastructure and Chapter 16 Development Management of the draft Plan.</p> <p><i>Goal 7 Protect and expand the green infrastructure of the city</i></p> <p>The draft Plan seeks to strengthen the green infrastructure of the city for recreational purposes, to promote biodiversity and to protect the landscape of the city. A diverse range of recreation and open spaces facilities, such as sports pitches, public parks, amenity spaces, indoor sports centres, and walking / cycling routes are vital to the health and wellbeing of Cork residents, as well as those working and visiting the city. This green infrastructure also provides a key ingredient for making the city an attractive place to live, visit and do business in. The aim of the draft Plan is to ensure that people have access to an appropriate level of provision of the right quality. The draft Plan also seeks to provide linkages and green corridors between areas of open space to support bio-diversity. These issues are addressed in Chapter 11 Sport and Recreation and Chapter 10 Landscape and Natural Heritage of the draft Plan.</p> <p>Core Strategy for the Development of Cork City</p> <p><i>Selected Development Scenario</i></p> <p>The Core Strategy establishes a framework for the development of the city. It is derived from the strategic goals of the draft City Development Plan, and the population, economic, land-use and transportation strategies of the South West Regional Planning Guidelines (SWRPG) 2010 and the Cork Area Strategic Plan (CASP) Update 2008. The need to promote social inclusion, sustainable economic development, and access to sustainable transport are central to the strategy. A number of alternative development scenarios have been considered for the city as part of the Strategic Environmental Assessment Process of the draft City Development Plan.</p> <p>The Core Strategy includes the selected development scenario, which focuses development on selected Key Development/Regeneration Areas and Key Centres. The key development areas, which are mainly brownfield land, will be developed for a range of uses based on strategies in the draft City Development Plan or which have been developed in Local Areas Plans. They are becoming available for development because of the decline of low density uses such as traditional industries in the Docklands and elsewhere, and their replacement by more intensive employment and residential uses. These areas will accommodate the majority of growth and development within the city and they are selected based on their potential to accommodate growth and to be served by sustainable modes of transport. Other parts of the city will develop based on their capacity to absorb development without undue impact on existing character and residential amenities. In addition to these mixed use redevelopment areas, a housing regeneration area in the North West of the city will see significant redevelopment over the period of the</p>
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	<p>draft Plan.</p> <p>As well as having potential for development some of these key development areas are also major approaches to the city and, if developed to a high quality urban design standard, have the capacity to greatly improve the image of the city at the major city approaches by road and also by rail and air. Strategies for these areas will therefore place considerable emphasis on design quality.</p> <p>The Key Centres complement the City Centre and consist of a series of District Centres around the city which traditionally were mainly retail centres but the strategy sees them evolving into mixed use urban centres, providing a range of services and employment to their local population. Objectives for the Key Centres are outlined in Chapter 14 of the draft Plan. The retail strategy for the city and the wider area is set out in Chapter 4 of the draft Plan and is based on providing for the needs of the expanded population envisaged in CASP and the RPGs, having had regard to the Retail Planning Guidelines.</p> <p>The Core Strategy includes an integrated transport strategy with particular focus on public transport, walking and cycling, with particular emphasis on providing sustainable transport choices to serve the key development areas, and this is outlined in Chapter 5 of the draft Plan.</p> <p>Development Strategy</p> <p>The areas which will be the main focus of new development in the city over the period of the draft Plan and beyond are outlined below. These areas are mainly brownfield sites which can be redeveloped to enable the city to provide for the needs of the existing and expanded population as well as facilitating the implementation of the CASP updated economic strategy. These areas will act as key development and employment nodes in the city. They will meet sustainable development objectives through the provision of:</p> <ul style="list-style-type: none"> “ A mixture of residential and non-residential development; “ Economic activity and employment provision; “ Higher density development, where appropriate; “ Potential for high quality public transport provision; “ Good quality environment and services; and “ High quality urban design. <p>The strategy for each area is set out in the plan in Chapters 13 and 14 of the draft Plan. In most cases Local Area Plans or Regeneration plans have been prepared or are envisaged. The regeneration of the City Centre and the development of a new urban quarter in Docklands are the key development opportunities for the city. However, it is necessary to have a range of other development opportunities to allow choice in location and to facilitate a range of development types. In addition to these key development areas early opportunities for development are likely to come on stream on infill sites in other locations in</p>
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	<p>the suburbs, some of which may already have planning permission.</p> <p>City Centre</p> <p>A healthy City Centre is essential for the city region as a whole. There is considerable potential for further expansion in the economy of the City Centre through new developments in the retail core area and at the edge of the City Centre. A Cork City Centre Strategy (2013) has been prepared and this has informed Development Plan policy for the future development of the City Centre. The transition area to the east between the City Centre and Docklands has been identified as having particular potential for expansion of offices and other activities. The City Centre also has capacity for further expansion in residential and tourism functions, particularly in the Shandon and South Parish areas. The strategy is for the City Centre to continue as the economic, social, and cultural heart of the city, supported by further public realm improvements, protection and enhancement of its existing character and upgrade in access through investment in public transport, walking and cycling. This is described in more detail in Chapter 13 of the draft Plan.</p> <p>Docklands</p> <p>The redevelopment of the North and South Docks as a major new mixed use quarter is the most significant sustainable development opportunity for the City Region. It has an attractive waterfront location adjoining the city centre which can be well served by public transport. The overall strategy for Docklands is set out in Chapter 13 of the draft Plan and the South Docks Local Area Plan 2008 (SDLAP) contains the detailed planning strategy for the South Docks area. The SDLAP runs until 2018 and will be reviewed during the draft City Development Plan period. The delivery of Docklands development is critical to the city achieving its population and employment targets, and to the implementation of the CASP update strategy as a whole. The provision of the appropriate transport and other infrastructure in a timely fashion is essential to facilitate the development of Docklands as envisaged. It is envisaged that the western end of Docklands adjoining the city centre has most potential for growth over the period of the draft Plan, while other areas may develop over a longer time period.</p> <p>Mahon</p> <p>The Mahon area has seen significant new development since the last Development Plan with new residential developments in Jacobs Island and Eden, retail development at Mahon Point, and large scale office and technology developments in Loughmahon Technology Park. There is however potential for further development in the area through the development of remaining "greenfield" land and through the intensification of existing sites, in particular areas currently in use for industrial and technology sites. There is a need for a balance between residential and employment uses and upgraded public transport provision is also required. The detailed strategy for the area is contained in the Mahon Local Area Plan 2014 (see Chapter 14 of the</p>
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	<p>draft Plan for further details).</p> <p>Blackpool</p> <p>The Blackpool Valley, Kilbarry and the Old Whitechurch Road area, have opportunities for both brownfield and greenfield development for a range of uses. There is potential for mixed use development in Blackpool itself and in the Sunbeam Complex to the North, while there are opportunities for residential development at Old Whitechurch Road and technology/office based industry development at Kilbarry. The opening of the new Blackpool commuter rail station will improve access to the area. The Strategy for the area is detailed in the North Blackpool Local Area Plan 2011 (see Chapter 14 of the draft Plan for further details).</p> <p>North Regeneration</p> <p>A major housing regeneration initiative is underway in the north-west of the city focussed on the Knocknaheeny and Hollyhill areas as set out in the North-West Regeneration Masterplan 2011. When complete it will yield up to 600 residential units (a net increase of over 200 units), both social housing and private housing, and associated recreational and community facilities and services, as well as employment opportunities.</p> <p>Tivoli</p> <p>The planned relocation of the Port of Cork container operations from Tivoli creates the potential to consider the future development of this area for alternative more intensive uses. It is envisaged that the development of this area will follow on after significant progress has been made in the development of the North and South Docks. A local area plan will be prepared to determine the appropriate mix of uses, extent and timing of development and access over the course of this development plan (see Chapter 14 of the draft Plan). The timing of the preparation of a local area plan will be linked to the programme for relocation and the likely timetable for lands to come available for redevelopment.</p> <p>Tramore Road</p> <p>There is some potential for redevelopment of this area for a wider mix of uses which could help support the development of a high quality public transport route from the Northside through the City Centre to the airport. It currently houses low density employment uses and performs a suitable location for such uses in the city, however some land in the area may be surplus to requirements for such purposes and its potential for other uses, such as residential uses, will be examined over the period of the draft City Development Plan by a Local Area Plan or other suitable mechanism. The strategy for this area is considered in more detail in chapter 14 of the draft Plan.</p> <p>Key Suburban Centres</p> <p>The key suburban centres are Mahon, Douglas and Wilton District Centres on the south side, and Blackpool and Ballyvolane District Centres on the north side, with potential for a further District Centre in Hollyhill. While retailing to serve the local market will be the primary function of these centres the objective is that these centres would over time</p>
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	<p>evolve into mixed use urban centres with good public transport access and high quality urban design. Objectives for these centres are outlined in Chapters 4 and 14 and the draft Plan.</p> <p>Environmental Management</p> <p>Chapter 12 outlines Cork City Council's policies and objectives for providing public infrastructure and managing environmental issues.</p> <p>It should also be noted that Cork City is not directly responsible for the provision of many aspects of environmental infrastructure, but rather works in conjunction with Uisce Éireann, ESB Networks, Eirgrid, Cork County Council, and various regional authorities.</p> <p>The strategic environmental infrastructure objectives are as follows:</p> <ol style="list-style-type: none"> a. Promote sustainable settlement and transportation strategies in response to climate change, including measures to reduce energy demand; to reduce anthropogenic greenhouse gas emissions; and to address the necessity for adaptation to climate change, in particular, having regard to location, layout and design of new development. b. Ensure sufficient infrastructure to serve population targets set out in the Core Strategy (Chapter 2). c. Maximise efficiencies in respect of infrastructure provided. d. Improve the environmental quality of the city's rivers and surface water bodies; maintain the quality of ground water, and generally protect existing and potential water resources in accordance with EU directives. e. To ensure an adequate, sustainable and economic supply of good quality water for domestic, commercial and industrial needs for the lifetime of the Plan (subject to compliance with Article 6 of the Habitats Directive) f. To provide adequate wastewater treatment facilities to serve the existing and future population of the city and to ensure that adequate and appropriate wastewater infrastructure is in place prior to the occupations of new development. 21 g. To ensure that development would not have an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters. h. Follow a waste hierarchy that starts with prevention, preparing for re-use, recycling, other recovery (e.g. energy recovery) and finally disposal (including landfill). i. Restrict landuse or require appropriate design as necessary to reduce risk of hazard, including those arising from flooding and controlled substances in industrial processes. j. Improve air quality and maintain acceptable levels of light and noise pollution in the city in accordance with
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	<p>requirements set out in European Union, National and Regional policy.</p> <p>k. Ensure adequate ICT infrastructure to develop Cork as a Smart City.</p> <p>l. Improve the energy efficiency of new and existing buildings and promote renewable energy use in the city's building stock and infrastructure.</p> <p>Furthermore, the Council is committed to protecting its natural heritage, in particular designated areas and protected species, and so it is an objective of the Council to:</p> <p>Objective 10.7 Designated Areas and Protected Species</p> <p>To ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. When a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.</p> <p>In addition, the Council recognises that areas of nature conservation value are not confined to designated sites and to this end have included specific objectives (e.g. Objective 10.7, 10.8, 10.9, 10.10, 10.13) to ensure that not only are Natura 2000 Sites protected and enhanced, but that the ecological corridors connected to Natura 2000 Sites are also managed appropriately.</p>
Is the project or Plan directly connected with or necessary to the management of the site (provide details)?	No
Are there other projects or Plans that together with the project or Plan being assessed could affect the site (provide details)?	<p>Regional Planning Guidelines for the South-West Region 2010-2022;</p> <p>South-Western River Basin Management Plan 2009-2015;</p> <p>Cork City Biodiversity Plan 2009-2014;</p> <p>Draft Cork County Development Plan 2015-2021;</p> <p>Cork Area Strategic Plan Update 2008;</p> <p>Draft Mahon Local Area Plan 2014-2020</p> <p>South Docks Local Area Plan 2008-2018;</p> <p>Blackpool Local Area Plan 2011-2017;</p> <p>Farranferris Local Area Plan 2009-2015;</p> <p>North-West Regeneration Masterplan 2011;</p> <p>Water Services Investment Programme;</p>

	IPPC Programme; Local Authority Discharge; Groundwater Pollution Reduction Programmes; Surface Water Pollution Reduction Programmes; and Draft Lee Catchment Flood Risk Assessment and Management Study.
The Assessment of Significance of Effects	
Describe how the project or Plan (alone or in combination) is likely to affect the Natura 2000 site.	<p>The following potential impacts on Natura 2000 Sites owing to the implementation of the draft Plan have been identified.</p> <p>Direct loss of Habitats</p> <p>The construction of new residential and other developments to cater for an increasing population within Cork's administrative area has the potential to result in the direct loss of habitats which support Qualifying Interests of Cork Harbour SPA, located on the eastern boundary of the Cork's administrative area, which would likely constitute a significant negative effect. As can be seen on the Land Use Zoning in the draft Plan, no zonings for new development are within the boundaries of Cork Harbour SPA.</p> <p>Reduction in Water Quality</p> <p>The construction of new residential and other developments to cater for an increasing population within Cork's administrative area has the potential to result in a reduction in the water quality of the receiving waters and Cork Harbour through an increase in the waste water discharged. A reduction in water quality could have a negative impact on protected species within Cork Harbour SPA.</p> <p>The waste water treatment plant for Cork City is provided at Carrigrennan, to the east of the City. Based on current usage rates the plant has adequate capacity to serve the city region through to 2020 with regard to population forecasts. A detailed capacity analysis is underway (2013), and the existing treatment plant will be expanded on a modular basis during the lifetime of the Development Plan if required. It is anticipated that some capacity may be regained through addressing infiltration (i.e. the leakage of groundwater into foul or combined sewers) and inflow (storm water connection to foul sewers). Measures to address nutrient removal (tertiary treatment) and compliance with the Shellfish Water Directive are also under assessment (2013). There are no plans for the construction of any major infrastructure within the City administrative area through 2021.</p> <p>The wastewaters discharged from the Cork City WwTP is licenced by the EPA under the Waste Water Discharge (Authorisation) Regulations, 2007. It is noted that in 2011 the Carrigrennan WwTP failed to meet the overall requirements of the Urban Waste Water Treatment Regulations 2001+.</p> <p>The status under the WFD of the five rivers flowing through Cork's administrative area is set out in Table 2.1. Cork City also impacts on Cork Harbour, as any pollutant streams emanating in the city reach the Harbour via the River Lee.</p>

	<p>Additional hard surfaces also create the potential for an increase in surface water run-off into these rivers, with related negative impact on water quality.</p> <p>Any construction activities have the potential to release suspended solids and chemical pollutants into these watercourses and Cork Harbour, which could impact negatively on water quality.</p> <p>Any negative impact on the five rivers flowing through Cork's administrative area has the potential to impact on Cork Harbour SPA and Great Island Channel SAC.</p> <p>Damage / Degradation of Habitats and Disturbance to Species</p> <p>The construction of new residential and other developments to cater for an increasing population within Cork's administrative area has the potential to result in the disturbance to species listed as Qualifying Interests of Cork Harbour SPA. Areas where land has been zoned are close to the Cork Harbour SPA. An increase in human population and associated infrastructure can lead to negative effects on habitats and species due to potential increases in public visitations to the Natura 2000 site and an increase in recreational pressures.</p> <p>The quantification of this impact is extremely difficult; however, given the fact that any increase in site usage will be gradual over a period of time, it is unlikely to constitute a significant adverse effect. Site monitoring by the NPWS should identify any pressures from overuse and recommend appropriate measures.</p> <p>Reduction in Water Flows</p> <p>Water supply capacity will impose no constraints on development in Cork City. The two schemes have adequate capacity to serve metropolitan Cork through 2071 with regard to population forecasts, treatment capacity, abstraction limits, and a reduction in unaccounted for water (i.e. primarily leakage). The construction of new residential and other developments to cater for an increasing population within Cork's administrative area will not result in an increase in the water abstractions from the River Lee or Cork Harbour, and therefore, will not impact on the habitats and species for which Cork Harbour SPA and Great Island Channel SAC are designated.</p> <p>Spread of Alien Invasive Species</p> <p>Construction works related to the construction of new residential and other developments for an increasing population within Cork City has the potential to result in the spread of alien invasive species (both flora and fauna) into Natura 2000 sites. This has the potential to impact negatively on the habitats and species for which Natura 2000 sites have been designated.</p>
<p>Explain why these effects are not considered significant.</p>	<p>It is the overall aim of the City Council to protect, promote and conserve Cork City's natural heritage and biodiversity. The Council is committed to protecting and enhancing sites designated or proposed for designation under European and national legislation, and have specific policies relating to their protection and maintenance, as appropriate (e.g.</p>

	<p>Objective 10.7). In particular, it is an objective of the Council to ensure that all plans and projects which could, either individually or in combination with other plans and projects have significant effects on a Natura 2000 site(s) will be subject to Appropriate Assessment Screening (Objective 10.7). Further, it is an objective of the Council to work with local communities, groups, landowners, National Parks and Wildlife Service and other relevant parties to identify, protect, manage and, where appropriate, enhance sites of biodiversity value (Objective 10.8).</p> <p>Cork Harbour SPA is located on the eastern boundary of Cork's administrative area, which Great Island Channel SAC is located approximately 4 km to the east of Cork's administrative area. The significance of this SPA and SAC is fully recognised by the council and it is committed to protecting the SPA and SAC together with all other ecological corridors and areas of natural heritage within and adjacent to Cork's administrative area. There are no areas of the SPA zoned for developmental purposes, therefore, the draft Cork City Development Plan will not result in direct impacts on the SPA or SAC through land take or fragmentation of habitats.</p> <p>Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water supply capacity will impose no constraints on development in Cork City. The two supply schemes have adequate capacity to serve metropolitan Cork through 2071 with regard to population forecasts, treatment capacity and abstraction limits.</p> <p>The Council is committed to ensuring the implementation of the EU Urban Waste Water Directive and its transposition into Irish legislation. To this regard there are a number of objectives within the draft Plan which focus on wastewater and its appropriate treatment (Objective 12.1). The waste water treatment plant for Cork City is provided at Carrigrennan, to the east of the City. Based on current usage rates the plant has adequate capacity to serve the city region through 2020 with regard to population forecasts. Measures to address nutrient removal (tertiary treatment) and compliance with the Shellfish Water Directive are also under assessment (2013). There are no plans for the construction of any major infrastructure within the City administrative area through 2021.</p> <p>It is an objective of the Council (Objective 12.1) to provide adequate wastewater treatment facilities to serve the existing and future population of the City, subject to complying with the Water Framework Directive, the South Western River Basin Management Plan 2009-2015 or any updated version of this document, Pollution Reduction Programmes for Designated Shellfish Areas, the Urban Waste Water Treatment Directive and the Habitats Directive.</p> <p>Such wastewater objectives will ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 sites.</p> <p>There are a number of other watercourses within and</p>
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	<p>adjacent to the draft Plan area which drain into the River Lee and Cork Harbour. The Council is committed to protecting these watercourses and to this regard there are a number of objectives within the draft Plan which focus on maintaining and protecting the natural character, ecological value and water quality of these watercourses (e.g. Objective 10.9). Development proposals will be required to provide a buffer zone having a minimum of 10-15m each side of the waters edge. These watercourses will require an Ecological Assessment to be completed on all development proposals in their vicinity (Objective 10.9).</p> <p>The management of surface and storm water is important so as to avoid increased flood or pollution risk in the storm water network, rivers and streams. New development can exacerbate the problems of flooding by accelerating and increasing surface water run-off. The Council will require the application of Sustainable (urban) Drainage Systems (SuDS) in new developments and have identified specific objectives in this regard (e.g. Objective 12.2, 12.3, 12.8, 12.9, 12.10, 12.11). Reducing the extent of hard surfacing and using permeable pavements will aid in minimising the risk of flooding and contamination, and protect the environmental and water resources.</p> <p>Further, it is the aim of the Council to ensure that the EU Water Framework Directive is implemented. To this end the Council has a strategic environmental objective (Objective 12.1) to protect existing and potential water resources in accordance with:</p> <ul style="list-style-type: none"> • The Water Framework Directive (2000/60/EC) and the European Communities (Water Policy) Regulations 2003 (as amended); • European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended); • European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended); • South Western River Basin Management Plan 2009-2015 or any updated version of this document; • Pollution Reduction Programmes for Designated Shellfish Areas; • Groundwater Protection Schemes; • Urban Waste Water Treatment Directive and Urban Waste Water Treatment Regulations 2001 (as amended); and • Any other protection plans for water supply sources or updates to the above regulations. <p>This objective is to ensure that development would not have an unacceptable impact on water quality and quantity, which includes surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters.</p> <p>Such water quality objectives will ensure that the River Lee, its tributaries, Cork Harbour and the SPA and Great Island Channel SAC are protected, and therefore, will not result in</p>
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	<p>any indirect impacts on the Natura 2000 sites.</p> <p>Invasive non native plant and animal species can represent a major threat to local, regional and national bio-diversity. They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. The Council is committed (e.g. Objective 10.12) to controlling invasive species, which includes the implementation of measures to control and prevent the introduction and establishment of ecologically damaging alien invasive species. Preventative measures include ensuring that good site hygiene practices are employed for the movement of materials into, out of and around the site and ensuring that imported soil is free of seeds and rhizomes of key invasive plant species.</p> <p>The Blackwater River (Cork/Waterford) SAC are a sufficient distance (13km) from the draft Plan area and has no connecting pathways (i.e. rivers or streams) to be impacted by the present or future development of the draft Cork City Development Plan area.</p> <p>This AA has examined each objective within the draft Cork City Development Plan and has determined that there is no potential to impact on the Cork Harbour SPA or the Great Island Channel SAC, in fact, there are a number of objectives which would result in an overall positive impact on Biodiversity, Flora and Fauna within and adjacent to the Plan area, including the identified Natura 2000 sites.</p>
List of agencies consulted: provide contact name and telephone or e-mail address.	<p>Environmental Protection Agency, (EPA);</p> <p>Department of Environment, Community and Local Government, (DECLG);</p> <p>Department of Agriculture, Food and the Marine, (DAFM);</p> <p>Department of Communications, Energy and Natural Resources, (DCENR); and</p> <p>Department of Arts, Heritage and the Gaeltacht, (DAHG)</p> <p>Cork County Council.</p> <p>A copy of the %Strategic Environmental Assessment Draft Scoping Report, June 2013+was sent to the listed Environmental Authorities who were invited to make a written submission. One submission was received from the Environmental Protection Agency, (EPA).</p>
Response to consultation.	-
Data Collected to Carry Out the Assessment	
Who carried out the assessment?	RPS
Sources of data	NPWS database Information from Cork City Council
Level of assessment completed	Desktop
Where can the full results of the assessment be accessed and viewed?	Cork City Council
Overall Conclusion	Stage 1 Screening indicates that the draft Cork City Development Plan alone and in combination with other

	plans and programmes will not have a significant negative impact on the Natura 2000 network. Therefore, a Stage 2 'Appropriate Assessment' under Article 6(3) of the Habitats Directive 92/43/EEC is not required.
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5 ADDENDUM

5.1 SCREENING OF MATERIAL AMENDMENTS FOR APPROPRIATE ASSESSMENT

The Chief Executive of Cork City Council is recommending that proposed amendments be made to the draft Cork City Development Plan 2015-2021. This addendum comprises a screening of the proposed amendments for Appropriate Assessment under the EU Habitats Directive (92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2000 (as amended); and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) of the draft Cork City Development Plan 2015-2021..

5.1.1 Description of the Proposed Amendments

The proposed amendments to the draft Cork City Development Plan were agreed by Cork City Council at its meeting of 24th November 2014. These amendments include the following:

- Introduction: minor changes to the text;
- Core Strategy: changes to objectives, including the development of a residential land management strategy; the preparation of documents including Local Area Plans (LAPs) for the North and South Docklands; and the development of a planning framework within the Tivoli LAP;
- Enterprise and Employment: minor changes to the text;
- Retail Strategy: minor changes to the text;
- Transportation: Changes to the text placing emphasis on a sustainable urban transport system, including the use of strategic transport corridors and the improvement of pedestrian networks; the preparation of a Cycle Network Plan for the Cork Metropolitan Area; the aim of identification of a preferred route for Bus Rapid Transit; the encouragement of the use of fuel efficient/ electric vehicles; and support of the use of Intelligent Transport Systems. There are also minor changes to text regarding car parking and Cork International Airport, and also the addition of text explaining Sustainable Urban Mobility Planning;
- Residential: minor changes to the text;
- Inclusive Neighbourhoods: minor changes to the text and the insertion of a new objective relating to the development of a strategy to provide housing for those with intellectual disabilities;
- Arts, Cultural Heritage and Tourism: minor changes to the text;
- Landscape and Natural Heritage: addition of text relating to the landscape of Farranferris Ridge; minor changes to text in the Natural Heritage section and the addition of wording on the protection of riparian habitats;
- Recreational Infrastructure: minor changes to the text relating to public open space, exploring the potential for the provision of a water slipway (subject to Appropriate Assessment); and the provision of play/ recreational facilities and allotments;
- Environmental Infrastructure and Management: the addition of text stating the need for upgrade of the Lee Road Treatment Plant; the inclusion of wording relating to electricity infrastructure within Cork City; the inclusion of wording on the safety zones of Cork Airport; and inclusion of wording relating to flood risk;
- City Centre and Docklands: changes to text relating to building use in the City Centre; the addition of objectives relating to the promotion of development of the Docklands, to include review of the local planning frameworks and Local Area Plans;
- Suburban Area Policies: minor changes to the text;

- Land-use Zoning Objectives: minor changes to the text; and
- Development Management: mainly minor changes to the text, but also the insertion of a paragraph on the provision of facilities for electric vehicle parking and text relating to fast food takeaways.

There are also several proposed amendments to the mapped objectives.

5.1.2 Assessment of Likely Significant Effects

It is the overall aim of the City Council to protect, promote and conserve Cork City's natural heritage and biodiversity. The Council is committed to protecting and enhancing sites designated or proposed for designation under European and national legislation, and have specific policies relating to their protection and maintenance, as appropriate (e.g. **Objective 10.7**). In particular, it is an objective of the Council to ensure that all plans and projects which could, either individually or in combination with other plans and projects, have significant effects on a Natura 2000 site(s) will be subject to Appropriate Assessment Screening (**Objective 10.7**).

The likely significant impacts that will arise from the proposed amendments to the draft Cork City Development Plan 2015-2021 alone and in combination with other plans and programmes have been considered with regards to the integrity of the Natura 2000 network. The proposed amendments will not result in any significant negative impacts upon the Natura 2000 network.

5.1.3 Conclusion

The likely direct and indirect impacts that will arise from the proposed amendments to the draft Cork City Development Plan 2015-2021 alone and in combination with other plans and programmes have been examined in the context of a number of factors that could potentially affect the integrity and conservation objectives of the Natura 2000 network. No Natura 2000 site will be adversely affected by the proposed amendments to the Plan. Therefore, it is concluded that the proposed amendments will not have a significant negative impact on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

5.2 SCREENING OF CHIEF EXECUTIVE'S REPORT ON PUBLIC SUBMISSIONS TO PROPOSED AMENDMENTS

The Chief Executive of Cork City Council has provided a response to issues raised in submissions received on the proposed Amendment to the Draft Cork City Development Plan 2015-2021. It has been prepared for the consideration of Council Members under Section 12(8) of the Planning & Development Acts 2000-2014. The recommendations made by the Chief Executive in this report have been screened for Appropriate Assessment under the EU Habitats Directive. The recommendations will not result in any significant impacts likely to impact upon Natura 2000 sites. Therefore, the proposed material amendments will not have a significant negative impact on the conservation objectives of the Natura 2000 network.

The AA screening will be revisited following the review of the Chief Executives recommendations by the Council.

5.3 SCREENING OF THE FINAL AMENDMENTS TO THE DRAFT CORK CITY DEVELOPMENT PLAN 2015-2021

The Council Members have considered the recommendations made by the Chief Executive in response to issues raised in submissions received on the proposed Amendment to the Draft Cork City Development Plan 2015-2021. Six minor modifications to the Draft Plan will now be made by

resolution. These modifications proposed by the Members have been screened for Appropriate Assessment under the EU Habitats Directive. The recommendations will not result in any significant effects on the conservation objectives of the Natura 2000 network.

Therefore, on the basis of the findings of this Screening for Appropriate Assessment of Natura 2000 sites, it is concluded that the draft Cork City Development Plan 2015-2021 will not have a significant effect on the conservation objectives of the Natura 2000 network.





Comhairle Cathrach Chorcaí
Cork City Council