

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

FOR
PROPOSED MATERIAL ALTERATIONS
TO THE
DRAFT
CORK CITY DEVELOPMENT PLAN
2022-2028

for: **Cork City Council**

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Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Draft Cork City Development Plan (CDP) 2022-2028.

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or alteration to a plan or programme, before a decision is made to adopt it. The SEA Directive¹ requires, inter alia, that SEA is undertaken for certain plans, programmes or alterations to these. Screening is the process for deciding whether a particular plan - or alteration to a plan -, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

The purpose of this report is to inform whether or not to undertake SEA on the Proposed Material Alterations to the Cork CDP. Requirements in relation to the screening of Proposed Material Alterations to CDPs are provided under Section 12 (7) of the Planning and Development Act 2000 as amended.

This report should be read in conjunction with the CDP and all other associated documents including the:

- Proposed Material Alterations to the Draft Cork CDP 2022-2028;
- Appropriate Assessment (AA) Natura Impact Report for Proposed Material Alterations to the Draft Cork CDP 2022-2028;
- SEA Environmental Report for the Draft Cork CDP 2022-2028; and
- AA Natura Impact Report for the Draft Cork CDP 2022-2028.

1.2 Process so far

The CDP has been progressed to date in compliance with Section 12 of the Planning and Development Act 2000 as amended.

SEA² was undertaken on and informed the CDP in order to comply with the SEA Directive and transposing Regulations – the SEA Environmental Report that accompanied the CDP on public display contains the findings of the assessment.

AA³ was also undertaken on the CDP (informing both the CDP and the SEA) in order to comply with the Habitats Directive and transposing Regulations. An AA Natura Impact Report was prepared that contains the findings of this assessment.

The CDP associated SEA and AA documents were placed on public display and submissions were invited. Submissions were responded to in a Chief Executive's Report and Elected Members decided upon Proposed Material Alterations to the CDP and these are the subject of this report.

¹ Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment

² Strategic Environmental Assessment is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or alteration to a plan or programme, before a decision is made to adopt it.

³ Appropriate Assessment is an impact assessment process concerning European Sites designated on foot of habitats and species.

1.3 SEA Environmental Report (July 2021)

The SEA Environmental Report for the CDP contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (S.I. 201 of 2011). The relevant sections of the SEA Environmental Report that address these information requirements are detailed on Table 1.1 below.

The assessment undertaken on relevant Proposed Material Alterations (the findings of which are presented later in this document) has used the information contained in the SEA Environmental Report.

Table 1.1 Information contained within the SEA Environmental Report that accompanies the City Development Plan

Information Required to be included in the Environmental Report	Corresponding Section of this Report
(A) Outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes	Sections 2, 5 and 8
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the plan or programme	Section 4
(C) Description of the environmental characteristics of areas likely to be significantly affected	Sections 4, 7 and 8
(D) Identification of any existing environmental problems which are relevant to the plan or programme, particularly those relating to European protected sites	Section 4
(E) List environmental protection objectives, established at international, EU or National level, which are relevant to the plan or programme and describe how those objectives and any environmental considerations have been taken into account when preparing the Plan	Sections 5, 7, 8, 9 and Appendix I
(F) Describe the likely significant effects on the environment	Sections 7 and 8
(G) Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the plan or programme	Section 9
(H) Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken (including any difficulties)	Sections 3, 6, 7 and 8
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix III Non-Technical Summary
(K) Interrelationships between each environmental topic	Addressed as it arises within each Section

Section 2 SEA Screening

2.1 Introduction

The section examines whether each Proposed Material Alteration to the CDP would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

This examination takes account of relevant criteria set out in Schedule 2A *'Criteria for determining whether a plan is likely to have significant effects on the environment'* of the Planning and Development (SEA) Regulations, as amended, (see Section 2.5).

2.2 Strategic Flood Risk Assessment

Strategic Flood Risk Assessment (SFRA) is being undertaken to inform the preparation of the Draft Plan and the Proposed Material Alterations. The SFRA process has informed this report.

2.3 Appropriate Assessment

Appropriate Assessment (AA) is an impact assessment process concerning *Natura 2000*, or *European*, sites - these sites have been designated or proposed for designation by virtue of their ecological importance. The Habitats Directive⁴, its transposing Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended) provide the requirement to screen for effects on European Sites. If the effects are deemed to be *significant, potentially significant or uncertain* then Stage 2 AA must be undertaken.

The City Development Plan is being subject to Stage 2 AA and a Draft Natura Impact Report was placed on public display alongside the Draft Plan. At adoption of the Plan, the Natura Impact Report will be finalised and an AA determination made by the Council.

An AA screening process has been undertaken on the Proposed Material Alterations. This process has determined that Stage 2 AA for certain Alterations is necessary. An AA Natura Impact Report contains the findings of this assessment for the Proposed Material Alterations, has informed this SEA Screening Report and accompanies the Proposed Material Alterations.

2.4 Screening Analysis of Proposed Material Alterations

The analysis of Proposed Material Alterations is undertaken considering interactions Strategic Environmental Objectives (see Table 2.1). Table 2.2 examines whether each part of the Proposed Material Alterations would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

Table 2.2 is supplemented by Table 2.3 which provides details on:

- The likely significant effects of implementing the Draft Plan, if unmitigated;
- Key mitigation measure(s) that are already contained within the Draft Plan; and
- Residual non-significant adverse effects arising from the Draft Plan.

Effects encompass the full range of effects⁵, including those arising cumulatively – such as those potentially arising as a result of interactions with other plans and programmes.

⁴ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

⁵ These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

The examination of Proposed Material Alterations also takes into account relevant criteria set out in Schedule 2A *Criteria for determining whether a plan is likely to have significant effects on the environment* of the SEA Regulations, as amended, (see Section 2.5).

Table 2.1 Strategic Environmental Objectives

Environmental Component	Guiding Principle	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Strategy and its targets To protect, maintain and conserve the City's natural capital
Population and Human Health	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard the City's citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	Ensure the long-term sustainable management of land	<ul style="list-style-type: none"> Protect soils against pollution, and prevent degradation of the soil resource Promote the sustainable use of infill and brownfield sites over the use of greenfield sites Safeguard areas of prime agricultural land and designated geological sites
Water	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive Ensure water resources are sustainably managed to deliver proposed regional and City growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	Sustainable and efficient use of natural resources	<ul style="list-style-type: none"> Optimise existing infrastructure and provide new infrastructure to match population distribution proposals Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels Promote the circular economy, reduce waste, and increase energy efficiencies Ensure there is adequate sewerage and drainage infrastructure in place to support new development Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart-buildings, towns and grids
Air	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency Promote continuing improvement in air quality Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution Meet Air Quality Directive standards for the protection of human health – Air Quality Directive Significantly decrease noise pollution by 2020 and move closer to WHO recommended levels
Climatic Factors	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> To minimise emissions of greenhouse gasses Integrate sustainable design solutions into the City's infrastructure (e.g. energy efficient buildings; green infrastructure) Contribute towards the reduction of greenhouse gas emissions in line with national targets Promote development resilient to the effects of climate change Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	Safeguard cultural heritage features and their settings through responsible design and positioning of development	<ul style="list-style-type: none"> Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	Protect and enhance the landscape character	<ul style="list-style-type: none"> To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

Table 2.2 SEA Screening Analysis of Proposed Material Alterations⁶

Ref	SEA Screening Consideration
1	This alteration would further contribute towards provisions related to this sector/topic that are already contained within the Draft Plan. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; and/or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
2	A future plan/assessment/feasibility study/ investigation of potential would not result in different environmental outcomes or effects. Consequently, SEA is not required. Was such an assessment to be followed by recommendations, such as varying the Plan, such recommendations would have to be subject to SEA and AA screening and other requirements as appropriate.
3	The update to terminology/language/wording/numbering/mapping would not change the effects arising from the Plan. Where the change relates to mapping, the implications of the change may have been considered under other related Alterations. As such, this alteration would not be considered as being likely to result in significant environmental effects. Consequently, SEA is not required.
4	This alteration relates to Plan text that sets the context for, summarises and/or provides clarification to Plan provisions. It does not interact with existing Plan provisions to an extent that it would have additional significant environmental effects. Consequently, SEA is not required.
5	This alteration adds more detail but would not have the potential to result in significant environmental effects. Consequently, SEA is not required.
6	This alteration provides consistency with other parts of the Plan and/or with the wider planning and policy framework. It would not interact with Plan provisions to the extent that it would have environmental effects. Consequently, SEA is not required.
7	Removal of this provision would remove the potential for any environmental effects; however, removal of the provision would not be likely to result in any environmental effects. Consequently, SEA is not required.
8	These alterations relate to supporting documents but would not change Plan provisions. Consequently, SEA is not required.
9	Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development (including those measures to contribute towards the protection of European sites), there is no potential for effects on the integrity of any European site to arise from this Proposed Material Alteration. However, the AA screening process takes into account the need to undertake Stage 2 AA when mitigation is being proposed. As this alteration could be considered mitigation, in relation to the Plan elements that could potentially affect the integrity of European sites under the Plan, further to that already included in the Draft Plan (see Table 2.3), with the objective of protecting the integrity of European Sites brought to Stage 2 under the ongoing AA being undertaken alongside the preparation of the Plan, it would be prudent to undertake Stage 2 AA. Consequently, SEA is advised as prudent.
10	As this alteration could potentially impact upon the protection of a European site(s), Stage 2 AA is required. Consequently, SEA is advised as prudent.
11	This alteration would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on all environmental components. Taking this into account, SEA is required.
12	This alteration would potentially conflict proper flood risk management and not comply with the Flood Risk Management Guidelines. There would be potential risk to environmental components including human health and material assets. Taking this into account, SEA is required.

No.	SEA Screening Consideration Ref. – see above	No.	SEA Screening Consideration Ref. – see above
Amendment 1.1	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.235	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.2	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.236	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.3	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.237	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.4	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.238	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.5	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.239	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.6	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.240	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.7	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.241	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.8	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.242	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.9	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.243	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.10	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.244	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.11	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.245	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.12	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.246	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.13	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.247	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.14	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.248	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.15	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.249	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.16	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.250	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.17	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.251	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.18	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.252	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.19	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.253	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.20	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.254	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.21	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.255	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.22	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.256	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.23	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.257	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.24	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.258	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.25	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.259	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.26	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.260	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.27	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.261	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.28	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.262	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.29	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.263	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.30	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.264	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.31	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.265	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.32	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.266	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.33	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.267	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.34	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.268	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.35	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.269	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.36	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.270	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.37	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.271	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.38	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.272	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.39	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.273	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.40	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.274	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.41	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.275	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.42	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.276	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.43	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.277	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.44	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.278	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.45	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.279	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.46	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.280	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.47	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.281	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.48	9	Amendment 1.282	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.49	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 1.283	Selection of SEA Screening Considerations from Ref. 1 to 8

⁶ For detail on Proposed Material Alterations please refer to Proposed Material Alterations document.

SEA Screening Report for Proposed Material Alterations

No.	SEA Screening Consideration Ref. – see above	No.	SEA Screening Consideration Ref. – see above
Amendment 1.204	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.70	11
Amendment 1.205	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.71	11
Amendment 1.206	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.72	11
Amendment 1.207	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.73	11
Amendment 1.208	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.74	11
Amendment 1.209	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.75	11+12
Amendment 1.210	9	Amendment 2.76	11
Amendment 1.211	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.77	11
Amendment 1.212	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.78	11
Amendment 1.213	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.79	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.214	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.80	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.215	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.81	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.216	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.82	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.217	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.83	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.218	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.84	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.219	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.85	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.220	9+10	Amendment 2.86	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.221	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.87	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.222	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.88	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.223	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.89	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.224	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.90	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.225	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.91	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.226	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.92	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.227	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.93	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.228	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.94	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.229	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.95	11
Amendment 1.230	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.96	11
Amendment 1.231	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.97	11
Amendment 1.232	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.98	Selection of SEA Screening Considerations from Ref. 1 to 8
Amendment 1.233	Selection of SEA Screening Considerations from Ref. 1 to 8	Amendment 2.99	11+12
Amendment 1.234	Selection of SEA Screening Considerations from Ref. 1 to 8		

Table 2.3 Detail of effects⁷, if unmitigated, mitigation measures for potential effects and residual adverse effects

Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP 2018, the Southern RSES and associated Metropolitan Area Strategic Plan, the Cork Metropolitan Area Transportation Strategy, adjacent Development Plans and lower-tier land use plans			Mitigation Measures from the Draft Plan, including:
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Various – see below	<ul style="list-style-type: none"> Various – see below 	<ul style="list-style-type: none"> Various – see below 	<ul style="list-style-type: none"> Various – see below 	<p>Objective 2.36 SEA Monitoring The Council shall, in conjunction with the Southern Regional Assembly and other stakeholders as relevant, implement the monitoring programme as set out in the SEA Environmental Report and Statement. This will include the preparation of stand-alone SEA Monitoring Reports:</p> <ol style="list-style-type: none"> To accompany the report required of the manager under section 15(2) of the Act, including information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the development plan; On the significant environmental effects of implementing the Plan, in advance of the beginning of the review of the next Plan. <p>Objective 4.5 Corridor & Route Selection Process Policies and Objectives relating to new roads and other transport infrastructure projects (including greenways, walkways, cycleways and blueways) that are not already provided for by existing plans/ programmes or are not already permitted, are subject to the undertaking of feasibility assessment having regard to normal planning considerations and environmental sensitivities as identified in the SEA Environmental Report and the objectives of the Plan relating to sustainable mobility.</p> <p>Objective 7.24 Sustainable Tourism To support the sustainable growth of tourism and marketing of Cork City as a multi-faceted visitor destination and a gateway to the southern region, Wild Atlantic Way and Ireland's Ancient East by:</p> <ul style="list-style-type: none"> Working in partnership with Fáilte Ireland, businesses and other stakeholders to support tourism investment, innovation and promotional and marketing strategies. Supporting the implementation of the Cork City Tourism Strategy 2017-2022, the Local Economic and Community Plan-2016-2021 (Pure Cork) and their successor strategies. To support the implementation of the Tourism Destination Plan for Cork City and East Cork. Develop existing tourist attractions and activities, while seeking investment in new attractions that help to diversify the tourism market. Support the development of cultural facilities such as the Crawford Art Gallery and the Cork Events Centre. Support initiatives that improve the sustainability of tourism, and support eco-tourism along with the reduction of the carbon footprint of tourist accommodation, attractions and activities. Support high quality proposals, initiatives and pilot projects that represent opportunities to provide new or enhanced visitor facilities and attractions. This also extends to proposals that utilise technology to improve visitors' experiences and aid interpretation and navigation and seek to better leverage the City's network of green and blue infrastructure as tourism attractions. Seeking to manage, where appropriate, any increase in visitor numbers to semi-natural areas in order to avoid significant effects including loss of habitat and disturbance, by ensuring that new any projects, such as greenways, are located a suitable distance from ecological sensitivities, such as riparian zones. Seeking to manage, where relevant, any increase in visitor numbers to key habitats and / or any change in visitor behaviour in order to avoid significant effects, including loss of habitat and disturbance, by ensuring that new projects and activities are located a suitable distance from ecological sensitivities. Visitor / Habitat Management Plans may be required for proposed projects where relevant and as appropriate. <p>Objective 9.20 Seveso (a) Assessment of Development in Vicinity of Seveso III Sites: Land use proposals for development within the vicinity of sites identified under the Control of Major Accident Hazards Directive and any regulations, under any enactment, giving effect to that Directive, will be assessed having regard to technical guidance provided by the Health and Safety Authority. (b) Relocation of Seveso III Sites: Cork City Council will actively seek the relocation of Seveso III facilities / activities to suitable alternative sites outside the City. Various Development Management Provisions – refer to Section Error! Reference source not found. and Written Statement of Plan.</p>
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the City Centre and the City's suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the City and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including 	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). 	<p>Strategic Biodiversity Goals</p> <ol style="list-style-type: none"> To protect and enhance designated areas of natural heritage and protected species and to adhere to all relevant biodiversity legislation; To ensure that sites and species of natural heritage and biodiversity importance in non-designated areas are identified, protected and managed appropriately; To create green and blue infrastructure network thereby creating ecological corridors linking areas of biodiversity importance; To implement the recommendations of the GBI study and integrate green and blue infrastructure solutions into new developments; To ensure all citizens are within 5km of a green and ideally wild space; To protect and maintain the integrity and maximise rivers and watercourses within the city; To protect and enhance the city's trees and urban woodlands; and To promote best practice guidelines for management, control and eradication of invasive alien species. <p>Green and Blue Infrastructure, Open Space and Biodiversity Development Objectives Strategic Objective 5: Green and Blue Infrastructure, Open Space and Biodiversity To strengthen the green and blue infrastructure of Cork City. To protect and promote biodiversity and habitat connectivity and protect natural areas. To protect and enhance Cork City's unique landscape character and maritime heritage. To ensure all of Cork City's residents have access to open spaces, recreation and amenity facilities and natural areas. A strong green and blue infrastructure network is essential to the quality of life of Cork City's residents and contributes towards the creation of places where people want to live and work. It is an objective of Cork City Council to achieve a healthy, green and connected City with high-quality and interconnected open spaces, parks, diverse natural areas and green and blue corridors.</p>

⁷ Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP 2018, the Southern RSES, adjacent Development Plans and lower-tier land use plans.

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	<ul style="list-style-type: none"> Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. Sustains existing sustainable rural management practices – and the communities who support them – to ensure the continuation of long-established managed landscapes and the flora and fauna that they contain. 	<p>patch size and edge effects; and</p> <ul style="list-style-type: none"> Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 		<p>Proposals for new development in Cork City will respect and reflect the topography, landscape and ecology of the City, and will protect and enhance the City's green and blue infrastructure by ensuring that development does not fragment existing networks of green and blue infrastructure. Proposals for new development will demonstrate how green and blue infrastructure, open space, sport and recreation, landscape and biodiversity are considered commensurate to the scale and context of the development in the development process. Large-scale developments will incorporate open spaces to contribute to the green and blue infrastructure in the City.</p> <p>Objective 6.5 Trees and Urban Woodland</p> <p>(a) To protect and enhance the City's tree and urban woodlands in public and private ownership. Cork City Council will seek to survey, map and maintain existing important individual and groups of trees, using Tree Preservation Orders as appropriate.</p> <p>(b) To encourage the planting of new urban woodlands and trees where appropriate throughout the City and particularly where there are deficiencies in tree coverage as identified in the Cork City Green and Blue Infrastructure Study.</p> <p>(c) To support the preparation of a City Tree Strategy which provides a vision for long-term planting, protection and maintenance of trees, hedgerows and woodlands.</p> <p>(d) To support retaining existing trees and the planting of new trees as part of new developments subject to care on the species of tree and the siting and management of the trees to avoid conflict with transport safety and residential amenity in particular.</p> <p>(e) To promote the planting of pollinator friendly native deciduous trees and mixed forestry to benefit biodiversity.</p> <p>Objective 6.6 Rivers, Waterway and Wetlands</p> <p>(a) To protect and maintain the integrity, and maximise the potential, of the natural heritage and biodiversity value of rivers, associated watercourses and wetlands in Cork City, and to</p> <p>(b) To promote an integrated approach to optimising opportunities associated with rivers, waterways and wetlands generate biodiversity, recreation, tourism, and economic benefits.</p> <p>Objective 6.22 Natural Heritage and Biodiversity</p> <p>(a) To protect, promote and enhance Cork City's natural heritage and biodiversity.</p> <p>(b) To support the implementation of the National Biodiversity Plan and the All-Ireland Pollinator Plan and successor publications in Cork City.</p> <p>(c) To support and implement the biodiversity actions from the Cork City Heritage and Biodiversity Plan (2021-2026) in partnership with all relevant stakeholders.</p> <p>(d) Cork City Council will seek to establish and use a City biodiversity database, accessible across all council departments for consideration in land management decision-making.</p> <p>(e) Cork City Council will seek the enhancement of existing, and the delivery of new, biodiversity-rich areas throughout the City including individual buildings, streets, public and private spaces by supporting the provision of green roofs and walls, rain gardens, biodiversity-rich parklets, rainwater harvesting, natural banks and naturalised SUDS.</p> <p>(f) Cork City Council will seek, where appropriate, to enhance the linear habitat connectivity, including the interconnection and enhancement of:</p> <ul style="list-style-type: none"> Woodlands, gardens, open spaces, fields and hedgerows. Coastal habitats, river catchments, lakes, streams, ponds. Aquatic, marginal and bank side habitats. Parks, playing fields and recreational areas. Upstream of mapped flood zones. City transport routes. <p>Objective 6.23 Designated Sites and Protected Species</p> <p>To protect and enhance designated sites and areas of natural heritage and biodiversity and the habitats, flora and fauna for which it is designated, and to protect, enhance and conserve designated species.</p> <p>Objective 6.24 Information to be considered for development affecting designated sites</p> <p>To ensure that development proposals affecting designated sites have regard to the sensitivities identified in the SEA Environmental Report prepared in respect of this Plan.</p> <p>Objective 6.25 Non-designated Areas of Biodiversity Importance</p> <p>Cork City Council will seek to map the City's ecological networks and corridors of local biodiversity value outside of designated areas, and to work with local stakeholders in supporting the effective management of features which are important for wild flora and fauna and habitats.</p> <p>Objective 6.26 Alien Invasive Species</p> <p>To support the implementation of measures to control and prevent the introduction, establishment or spread of ecologically damaging alien invasive species (e.g. Japanese Knotweed and Himalayan Balsam).</p> <p>Paragraph 6.62 "As with all Plan provisions, Objectives in this Section will be implemented subject to compliance with the Habitats and Birds Directives and other ecological protection objectives"</p> <p>Paragraph No. 6.63 "No plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects)⁸."</p> <p>Paragraph 6.64 "Any agricultural or fishing/aquaculture activities related developments or would be considered subject to compliance with the Habitats and Birds Directives and in consultation with Inland Fisheries Ireland as relevant".</p> <p>Objective 9.18 External Lighting</p> <p>To require that external lighting proposals minimise the harmful effects of light pollution, are energy efficient, and do not have an excessive impact on residential or visual amenity, biodiversity or result in the distraction of road users.</p> <p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Objective 9.17 Air Quality</p> <p>(a) To protect and improve air quality in Cork City in accordance with the provisions of EU Directives and national legislation on air pollution and support the actions of the City Council's Air Quality Strategy 2021-2026, when it is finalised and its successors.</p> <p>(b) To continue to monitor air quality results submitted from selected locations throughout the City in co-operation with the Environmental Protection Agency and support the creation of a regional air quality and greenhouse gas emissions inventory.</p>
<p>Population and Human Health</p>	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under "Soil", 	

⁸ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place.

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	<p>provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the City Centre and the City's suburbs) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the City and beyond.</p> <ul style="list-style-type: none"> • Contribution towards the protection of human health by facilitating development of lands (including those within and adjacent to the City Centre and the City's suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the City and beyond. • Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, including air and water. 		<p>"Water" and "Air and Climatic Factors" below.</p>	<p>Objective 9.19 Noise To support the implementation of the objectives of The Cork Agglomeration Noise Action Plan 2018 – 2023 and promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life.</p> <p>Objective 9.20 Seveso (a) Assessment of Development in Vicinity of Seveso III Sites: Land use proposals for development within the vicinity of sites identified under the Control of Major Accident Hazards Directive and any regulations, under any enactment, giving effect to that Directive, will be assessed having regard to technical guidance provided by the Health and Safety Authority. (b) Relocation of Seveso III Sites: Cork City Council will actively seek the relocation of Seveso III facilities / activities to suitable alternative sites outside the City</p>
<p>Soil</p>	<ul style="list-style-type: none"> • Contribution towards the protection of soils (including those used for agriculture) and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to the City Centre and the City's suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the City and beyond. • Contribution towards the protection of the environment from contamination the highest standards of remediation, and where appropriate to consultations with the EPA and other relevant bodies, will be required to resolve any instances of environmental pollution created by contaminated land. 	<ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. • Potential for riverbank and coastal erosion. 	<ul style="list-style-type: none"> • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. • Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	<p>Also refer to measures under other environmental components including Water.</p> <p>Objective 6.7 Carbon Sequestration To work with landowners, communities and other stakeholders in supporting initiatives to increase carbon sequestration through the effective and sustainable use of undeveloped, vacant and agricultural land. This could include opportunities to explore protecting soil fertility, reducing erosion, increasing soil organic matter, re-wetting bogs and peatland and restoring degraded soils.</p> <p>Objective 6.27 Areas of Geological Importance To seek the conservation of important features of geological interest in Cork City.</p>
<p>Water</p>	<ul style="list-style-type: none"> • Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to the City Centre and the City's suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the City and beyond. • Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. • Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> • Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. • Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> • Any increased loadings as a result of development to comply with the River Basin Management Plan. • Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Plan. 	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Objective 6.6 Rivers, Waterway and Wetlands (a) To protect and maintain the integrity, and maximise the potential, of the natural heritage and biodiversity value of rivers, associated watercourses and wetlands in Cork City, and to (b) To promote an integrated approach to optimising opportunities associated with rivers, waterways and wetlands generate biodiversity, recreation, tourism, and economic benefits.</p> <p>Objective 9.4 SUDS (a) To require that all planning applications for new development incorporate Sustainable Urban Drainage Systems (SUDS) in so far as possible. Such proposals shall be accompanied by a comprehensive SUDS assessment including run-off quantity, run off quality and impacts on habitat and water quality. (b) To encourage the provision of green roofs and green walls as an integrated part of Sustainable Urban Drainage Systems (SUDS) and which provide benefits for biodiversity, wherever feasible. (c) To investigate the feasibility of preparing Sustainable Urban Drainage Systems (SUDS) guidelines for Cork City during the lifetime of the plan.</p> <p>Objective 9.5 Discharging (a) To ensure that onsite petrol/oil interceptors and silt traps shall be installed to all significant road projects/upgrades or for proposals where surface water otherwise discharges to watercourses, to prevent hydrocarbon pollution of the receiving waters. (b) To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters, comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations.</p> <p>Objective 9.6 Storm Water</p>

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				<p>To provide adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>Objective 9.7 Water Quality</p> <p>(a) To ensure the delivery of the relevant policies and objectives of The River Basin Management Plan for Ireland 2018 – 2021 and any subsequent plan, including those relating to protection of water status, improvement of water status, prevention of deterioration and meeting objectives for designated protected sites.</p> <p>(b) To support Irish Water in its implementation of Water Quality Management Plans for ground, surface, coastal and estuarine waters as part of the implementation of the EU Water Framework Directive and in the development of Drinking Water Protection Plans.</p> <p>(c) To support the provision of mitigation and protection measures for all protected areas, including Drinking Water Protected Areas and associated Source Protection Plans in line with the Water Framework Directives and River Basin Management Plans.</p> <p>(d) To have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>Objective 9.8 Flood Protection</p> <p>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. Cork Council will also require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any European Sites and that the requirements of Article 6 of the EU Habitats Directive are met.</p> <p>Objective 9.9 Flood Protection Schemes</p> <p>To work with the Office of Public Works (OPW) in the progression and completion of Flood Risk Management Plans and flood relief schemes including the Lower Lee Flood Relief Scheme (LLFRS), schemes in Blackpool, Glanmire / Glashaboy, Douglas / Togher and other schemes that may be developed during the period of the plan.</p> <p>Objective 9.10 Development in Flood Risk Areas</p> <p>(a) To restrict development in identified flood risk areas, in particular flood plains. All new development proposals shall comply with the requirements of the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and Department of Environment, Community and Local Government Circular PL2/2014, in particular through the application of the sequential approach and the Development Management Justification Test.</p> <p>(b) All significant proposals for development identified as being vulnerable to flooding will be required to provide a site specific Flood Risk Assessment to identify potential loss of floodplain storage and proposals for the storage or attenuation (e.g. SUDS) of run-off discharges (including foul drains) to ensure development does not increase the flood risk in the relevant catchment.</p> <p>(c) Adopt a river catchment approach to rivers entering the City, practicing natural flood management wherever practical and appropriate.</p>
<p>Material Assets</p>	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the City Centre and the City's suburbs) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the City and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. Interactions between agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>Environmental Infrastructure Development Objectives</p> <p>Strategic Objective 8: Environmental Infrastructure</p> <p>To ensure the efficient and sustainable use of water services infrastructure. To enhance water quality and water resource management. To sustainably manage waste generation and treatment. To support circular economy principles. To improve air quality and levels of pollution in the urban and hinterland areas of Cork City. To promote the pro-active management of noise. To support the investment and delivery of environmental infrastructure to serve the compact growth of Cork City, including water and waste water services, digital infrastructure, renewable energy and environmental improvements. Proposals for new development in Cork City will not be permitted where they would have an unacceptable detrimental impact on water resources or infrastructure, water quality or air quality, have inadequate waste management mitigation, generate excessive noise or otherwise have an unacceptable detrimental impact on the environmental infrastructure of Cork City.</p> <p>Objective 9.1 Irish Water</p> <p>(a) To work with Irish Water to ensure the efficient and sustainable use and development of water resources and water services infrastructure in the City.</p> <p>(b) To work with Irish Water to identify and facilitate the timely delivery of water and wastewater projects in order to facilitate development in accordance with the Core Strategy.</p> <p>(c) To work with Irish Water in promoting water conservation and demand management measures among users and support the implementation of measures such as leakage reduction and network improvements.</p> <p>(d) To support Irish Water in the development and implementation of the National Water Resources Plan and Drinking Water Safety Plans.</p> <p>(e) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p> <p>Objective 9.2 Waste Water</p> <p>(a) To require all new proposals for development to provide a separate foul and surface water drainage system and to incorporate Sustainable Urban Drainage Systems in so far as practical.</p> <p>(b) As part of new proposals for development, evidence of consultation with Irish Water should be submitted as part of a planning application, demonstrating that adequate water services are available to service the development and that existing water services will not be negatively impacted.</p> <p>Objective 9.3 Group Water Schemes, Private Wells and Individual Treatment Systems</p> <p>(a) To require that all developments where public water mains are available or likely to be available and have sufficient capacity, shall connect to them.</p> <p>(b) To ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer, subject to a connection agreement with Irish Water.</p> <p>(c) To discourage the provision of single house septic tanks and treatment plants to minimise the risk of groundwater pollution in line with the rural housing policy of this Plan. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2009), and its replacement the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) (2021), will be required.</p> <p>(d) Residential development that requires the provision of private wastewater treatment facilities (i.e. Developer Provided Infrastructure), other than single house systems will generally not be permitted.</p> <p>(e) To ensure that private wastewater treatment facilities, where permitted, are operated in compliance with their wastewater discharge license,</p>

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		secondary inorganic particulate matter.		<p>in order to protect water quality.</p> <p>Objective 9.11 Waste Management</p> <p>(a) To support the sustainable management of waste in line with the objectives of the Southern Region Waste Management Plan 2015-2021 and its successor.</p> <p>(b) To facilitate the transition to a circular economy facilitating the value recovery and recirculation of resources in order to generate minimal waste.</p> <p>(c) Continue to fulfil duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills.</p> <p>Objective 9.13 Undergrounding of Cables</p> <p>The Council will encourage the undergrounding of cables and associated equipment where feasible and generally require such services be located underground as part of new developments. Where undergrounding of cables is being pursued, proposals should demonstrate that environmental impacts including the following are minimised:</p> <ul style="list-style-type: none"> Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties); Short to medium term impacts on the landscape where, for example, hedgerows are encountered; Impacts on underground archaeology; Impacts on soil structure and drainage; and Impacts on surface waters as a result of sedimentation.
Air and Climatic Factors	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to the City Centre and the City's suburbs) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the City and beyond. In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Drainage, flood risk management and resilience; Sectors including energy and buildings; and Sustainable design, energy efficiency and green infrastructure. 	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable compact growth and sustainable mobility. Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Plan to ensure that noise levels at sensitive receptors will be minimised. 	<p>Also refer to Plan's various sustainable transport provisions and detailed measures for Climate Action.</p> <p>Objective 6.7 Carbon Sequestration</p> <p>To work with landowners, communities and other stakeholders in supporting initiatives to increase carbon sequestration through the effective and sustainable use of undeveloped, vacant and agricultural land. This could include opportunities to explore protecting soil fertility, reducing erosion, increasing soil organic matter, re-wetting bogs and peatland and restoring degraded soils.</p> <p>Objective 9.17 Air Quality</p> <p>(a) To protect and improve air quality in Cork City in accordance with the provisions of EU Directives and national legislation on air pollution and support the actions of the City Council's Air Quality Strategy 2021-2026, when it is finalised and its successors.</p> <p>(b) To continue to monitor air quality results submitted from selected locations throughout the City in co-operation with the Environmental Protection Agency and support the creation of a regional air quality and greenhouse gas emissions inventory.</p> <p>Objective 9.19 Noise</p> <p>To support the implementation of the objectives of The Cork Agglomeration Noise Action Plan 2018 – 2023 and promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life.</p>
Cultural Heritage	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere by facilitating development within an existing built footprint. Contributes towards protection of cultural heritage within an existing built footprint by facilitating brownfield development and regeneration. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeological and protected architecture arising from construction and operation activities. 	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	<p>Strategic Objective 7: Heritage, Arts and Culture</p> <p>To protect and reinforce the unique character and built fabric of the city, towns, villages, suburbs, neighbourhoods and places that make up the fabric of Cork City, both the character derived from the natural environment and the man-made character created by the built form. This will be achieved by protecting Protected Structures, archaeological monuments, and archaeological heritage and Architectural Conservation Areas, while providing opportunities for new development that respects the rich and historic built heritage of the City.</p> <p>To identify, protect, enhance and promote Cork's unique cultural heritage and expression in an authentic and meaningful way. To foster and support the arts and culture in Cork City by encouraging new and improved facilities and by ensuring that arts and culture infrastructure are integrated into large-scale developments on key sites. To support the development of a vibrant cultural and creative sector in the City as a key enabler of innovation, placemaking and community development throughout the City.</p> <p>To support the role of Cork City as a significant domestic and international tourism destination and support the sustainable use and development of the City's tourism assets.</p> <p>To ensure that elements of archaeological, architectural and cultural heritage significance are identified, retained and interpreted wherever possible and the knowledge placed in the public domain.</p> <p>Proposals for new development must have regard to the historic built heritage of the City, particularly Protected Structures, archaeological monuments and heritage and Architectural Conservation Areas, and any development that has a detrimental impact on these assets will not normally be acceptable.</p> <p>Objective 8.1 Strategic Archaeology Objective</p> <p>(a) To protect and preserve archaeological monuments as listed in the Sites and Monuments Record (SMR), Record of Monuments and Places (RMP) and the Wreak Inventory of Ireland Database (WIID). All sites can be accessed on the Historic Environment Viewer (www.archaeology.ie). The National Monuments Service will be informed of all development proposals which relate to Sites and Zones of Archaeological Interest.</p> <p>(b) Cork City Council will have regard to the relevant national statutory policies and guidelines, including Frameworks and Principles for the Protection of the Archaeological Heritage and to Best Practice Guidance published by the Heritage Council and the Institute of Archaeologists of Ireland.</p>

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				<p>(c) To preserve the character and setting of the medieval city wall and defences, which is a National Monument, according to the recommendations of the Cork City Walls Management Plan (2007) and the National Policy on Town Defences (2008).</p> <p>(d) To promote the retention, reuse, and enhancement of buildings and other elements of architectural, archaeological and other significance.</p> <p>(e) To ensure that development reflects and is sensitive to the historical importance and character of the city and its hinterland, in particular the street layout and pattern, plot sizes, building heights and scales.</p> <p>(f) To improve and encourage access to and understanding of the architectural and archaeological heritage of the City.</p> <p>Objective 8.2 Protection of the Archaeological Resource</p> <p>(a) Cork City Council will protect and enhance the archaeological value of the sites (and their settings) listed in the Record of Monuments and Places (RMP) and the Historic Environment Viewer.</p> <p>(b) Cork City Council will ensure that development proposals will protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places (RMP).</p> <p>(c) To ensure the preservation of archaeological remains in-situ. In accordance with national policy (and in the interests of sustainability) impacts on the buried archaeological environment should be avoided where possible.</p> <p>Objective 8.3 The Value of Archaeological Knowledge</p> <p>To require that all appropriate archaeological excavation should be undertaken to the highest possible standards and the information made publicly available. The acquisition and dissemination of knowledge is a core principle for the protection of the archaeological heritage of the city. Cork City Council will endeavour to ensure public dissemination through publications and public lectures.</p> <p>Objective 8.4 Protection of the Medieval Historic Core</p> <p>(a) Where development is proposed within the medieval historic core a policy of minimising the impact on the archaeological resource will be promoted. Any proposed development will be assessed on the level and amount of undisturbed archaeology present on the site.</p> <p>(b) Cork City Council/ will seek to protect Cork's medieval street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape.</p> <p>(c) Development proposals will seek to retain historic building lines and traditional plot widths where they derive from medieval origins. The physical integrity of the medieval core should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings.</p> <p>Objective 8.5 Protection of Cork's Medieval City Wall and Defences</p> <p>(a) Cork City Council will ensure preservation in-situ of the Medieval City Wall and Defences and will have regard to the preservation and enhancement of the line of the City Wall when considering development proposals in its vicinity. Disturbance, removal and alteration of the line of the City Wall will not be permitted. An appropriate buffer zone between the City Wall and the development will also be required.</p> <p>(b) Cork City Council will seek to improve public awareness and increase knowledge and appreciation of the medieval city walls.</p> <p>Objective 8.6 Protection of burial Grounds</p> <p>Cork City Council will seek to preserve and enhance burial grounds and their settings. Development in and adjacent to these areas will be limited. Where former burial grounds are in use as amenity spaces then their retention for passive recreational use will be required.</p> <p>Objective 8.7 Industrial Archaeology</p> <p>Cork City Council requires that all development proposals for industrial buildings and sites of industrial archaeological importance be accompanied by an archaeological assessment of the building(s) and their surrounding environment. Retention and/or incorporation of industrial buildings will be encouraged. Where in exceptional circumstances demolition is permitted, a detailed building report will be required.</p> <p>Objective 8.8 Underwater Archaeology</p> <p>Cork City Council requires that all development proposals which will impact on marine, riverine, lacustrine, intertidal/sub-tidal environments, and areas of former reclaimed land, shall be subject to appropriate archaeological assessment.</p> <p>Objective 8.9 Preservation of archaeology within open space in developments</p> <p>In development proposals where archaeological remains is to be retained in-situ the archaeology will be protected, safeguarded and, where suitable, be interpreted in an accessible manner. Where the archaeology being preserved in located in open space, then this will be in addition to the overall open space provisions.</p> <p>Objective 8.10 Archaeological Management Strategy for the City</p> <p>(a) Cork City Council will seek to prepare and implement conservation and management plans for National Monuments and Recorded Monuments in Cork City Council Ownership.</p> <p>(b) Cork City Council will seek to develop an archaeological strategy for the city, to include management and protection of strategic research locations.</p> <p>(c) Cork City Council will seek to develop an archaeological GIS for archaeological investigations undertaken in the city.</p> <p>(d) Cork City Council will seek to ensure that the tourism strategy within medieval historic core and in area/setting of historic monuments should draw on its archaeological heritage and should reflect a strong and authentic sense of place.</p> <p>Objective 8.11 Strategic Arts and Culture Objective</p> <p>(a) To celebrate Cork as a city of culture and to support the further development of Cork as a centre for arts, culture and creativity.</p> <p>(b) To grow Cork's cultural capacity by retaining and attracting creative practitioners to live and work in Cork.</p> <p>(c) To support the continued advancement, participation and collaboration of arts and cultural services through the implementation of the forthcoming Cork City Arts Strategy (2021 – 2025).</p> <p>(d) To creatively engage citizens in shaping Cork's cultural identity through implementation of the Creative Cork Strategy 2018 – 2022 and its successors.</p> <p>(e) To ensure that the nurturing of the arts and associated services is part of the planned development of Cork City and its urban and rural neighbourhoods.</p> <p>(f) To protect and enhance the cultural amenities of the city including the conservation, protection and enhancement of Cork City's natural, built and cultural heritage.</p> <p>(g) To ensure the preservation and promotion of the cultural identity of Cork's urban and rural city neighbourhoods.</p> <p>Objective 8.12 Cork as a City of Culture</p> <p>To celebrate Cork as a city of culture and to support the further development of Cork as a centre for arts, culture and creativity; Cork City Council will aim to further expand and improve on the provision of such facilities and consider cultural provision in development management.</p> <p>Objective 8.13 Cork's Cultural Capacity</p> <p>To grow Cork's cultural capacity by retaining and attracting creative practitioners to live and work in Cork. To this end Cork City Council will seek to:</p>
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				<p>(a) Ensure that cultural facilities are not lost from existing buildings in redevelopment proposals i.e. where the redevelopment of sites/buildings which include an existing cultural facility is proposed that this facility is replicated/re-housed in the new development.</p> <p>(b) Support the development of vacant premises and sites in the City Centre for arts and cultural uses.</p> <p>(c) Support the development of infrastructure for artists including spaces for artists to live, work and exhibit.</p> <p>(d) Ensure the retention and facilitation of artistic/design based educational institutions in the City.</p> <p>Objective 8.14 Cork City Arts Strategy To support the continued advancement, participation and collaboration of arts and cultural services through the implementation of the Cork City Arts Strategy (2021 – 2025).</p> <p>Objective 8.15 Creative Cork Strategy To creatively engage citizens in shaping Cork's cultural identity through implementation of the Creative Cork Strategy 2018 – 2022 Cork City Council will seek to:</p> <p>(a) Invest in long term engagement in creative collaboration.</p> <p>(b) Recognise youth culture as a creative force and an art form for Cork City.</p> <p>(c) Creatively engage our citizens in Archaeology, built, natural and cultural heritage.</p> <p>(d) Creatively use our public space for our communities through one large scale cultural public event each year.</p> <p>(e) Recognise Cork City as an intercultural city.</p> <p>(f) Recognise the contribution of Cork creatives to Cork's identity as a city of culture.</p> <p>Objective 8.16 Arts and the Public Realm To ensure that the nurturing of the arts and associated services is part of the planned development of Cork City and its urban and rural neighbourhoods and to enhance the cultural use of public realm spaces, Cork City Council will:</p> <p>(a) Stimulate cultural activity in Cork's public spaces including greater use of empty premises and outdoor spaces.</p> <p>(b) Prioritise high-quality, design-led approaches to public realm enhancement.</p> <p>(c) Provide for cultural and family uses in planning of public realm development projects.</p> <p>(d) Observe principles of placemaking in public realm development projects.</p> <p>(e) Implement the Arts Strategy for Cork Docklands Public Realm as part of the Docklands Development</p> <p>(f) Protect and enhance built heritage through development for cultural uses where necessary, appropriate and feasible.</p> <p>(g) Continue to promote and encourage the provision of public art in large scale developments, in public parks and other public spaces.</p> <p>(h) Ensure that all construction projects undertaken by Cork City Council which are supported by Government funding are considered for the 'Per cent for Art' Scheme.</p> <p>Objective 8.17 Conservation of the City's Built Heritage (a) To seek to ensure the conservation of Cork City's built heritage. (b) To ensure that Cork's Built Heritage contributes fully to the social and economic life of the city and to pursue actions that ensure Cork's built heritage will benefit from good custodianship and building occupation.</p> <p>Objective 8.18 Reuse and Refurbishment Historic Buildings (a) The City Council will actively encourage the re-use of historic buildings in the interests of conservation and environmental sustainability to minimise waste and optimise on the embodied energy in existing buildings. (b) Uses which will have a minimal impact on the character of historic structures will be encouraged. (c) Alterations will adhere to best practice conservation standards. (d) The reinstatement of lost features and removal of unsympathetic additions will be encouraged where appropriate. (e) It is recognised that the protection and retention of historic buildings within the medieval city, has the dual advantage of protecting the rich archaeological resource and the Recorded Monument of the City Wall.</p> <p>Objective 8.19 Record of Protected Structures To maintain a Record of Protected Structures (RPS) which shall include structures or parts of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and which it is an objective to protect. (a) Any changes or alterations to the character of a Protected Structure which would in the opinion of Cork City Council, have a material effect on the character of the structure, will require planning permission. (b) Cork City Council will have regard to the relevant statutory guidance issue by the central government department responsible for the built heritage, including the Architectural heritage protection, guidelines for planning authorities. (c) Proposals for demolition of a Protected Structure shall not be permitted except in exceptional circumstances and where it can be shown that a greater public interest will be served which outweighs the loss to the architectural heritage. (d) Any alteration or demolition of a Protected Structure shall require the preparation of a full drawn and photographic record to Best Conservation Practice. (e) A broad range of uses will be considered for the regeneration / reuse of protected structures that are derelict / underutilised. (f) Where the planning authority accepts the principle of demolition a detailed written and photographic inventory of the building will be made and sent to the Cork City and County Archives and the Irish Architectural Archive for record purposes. (g) Where a planning application is being granted for development within the curtilage of a Protected Structure, the conservation of the protected structure will be prioritised as the first phase of the development to prevent endangerment, abandonment and dereliction.</p> <p>Objective 8.20 Historic Landscapes Cork City Council will ensure that the designated and undesignated historic landscapes and gardens throughout the city are protected from inappropriate development and enhanced where possible.</p> <p>Objective 8.21 Enabling Development To allow for the enabling of development Cork City Council will consider permitting the following, notwithstanding the zoning objectives of the area: (a) The restoration of a Protected Structure, or other buildings of architectural or other merit, currently in poor condition, to conservation best practice for any purpose compatible with the character of the building. (b) The conservation of a Protected Structure or other building of architectural or other merit, independently of its current condition for a range of potential uses such as tourism, social, cultural amenity as a priority, or housing and business uses as a secondary potential use, in cases where, in Cork City Council's opinion, that the converted building is capable of functioning as an important additional tourist attraction or facility, and the use is compatible with the character of the building (c) Cork City Council will promote by whatever means it considers most appropriate the temporary or short-term use, in particular arts,</p>
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				<p>community or tourist uses, of vacant or underused structures or sites of built heritage interest for any use which is compatible with the character of the structure or site.</p> <p>Objective 8.22 National Inventory of Architectural Heritage (NIAH) Cork City Council will have regard to Ministerial recommendations to the City Council to consider the designation of the buildings and gardens listed in the National Inventory of Architectural Heritage as Protected Structures. Cork City Council will consider the structures listed in the NIAH for protection, by designation of Protected Structures, by the adoption of Architectural Conservation Areas to protect groups of buildings, or by whatever other means the Council considers will most effectively protect the architectural heritage of the City. These Ministerial Recommendations will be taken into account when the Cork City Council is considering proposals for development that would affect the historic or architectural interest of these structures. Cork City Council will seek to engage with key stakeholder groups, including public representatives, building owners and the public to develop the most appropriate response for the protection of specific buildings, groups of buildings and historic areas.</p> <p>Objective 8.23 Development in Architectural Conservation Areas Development in Architectural Conservation Areas should have regard to the following:</p> <p>(a) Works that impact negatively upon features within the public realm, such as stone setts, cobbles or other historic paving, railings, street furniture, stone kerbing etc. shall not be generally permitted.</p> <p>(b) Design and detailing that responds respectfully to the historic environment in a way that contributes new values from our own time. This can be achieved by considering layout, scale, materials and finishes and patterns such as plot divisions in the surrounding area.</p> <p>(c) Historic materials and methods of construction should be retained and repaired where this is reasonable, e.g. historic windows and doors, original roof coverings, metal rainwater goods should be retained along with original forms and locations of openings etc.</p> <p>(d) Repairs or the addition of new materials should be appropriate and in keeping with the character of the original structures.</p> <p>Objective 8.24 Demolition in Architectural Conservation Areas Demolition of structures and parts of structures will in principle only be permitted in an Architectural Conservation Area where the structure, or parts of a structure, are considered not to contribute to the special or distinctive character, or where the replacement structure would significantly enhance the special character more than the retention of the original structure.</p> <p>Objective 8.25 Recording of Structures in Architectural Conservation Areas Where in exceptional circumstances a structure or a part of a structure which is considered to contribute to the special character of the area, is permitted to be demolished, it should first be recorded in drawn and photographic form prior to demolition, and where appropriate should be monitored during demolition. The building record should be lodged with the Cork City & County Archives and with the Irish Architectural Archive in addition to the requirements of planning permission conditions.</p> <p>Objective 8.26 Historic Street Character Areas Cork City Council will protect the physical and architectural character of historic street character areas, avoiding insensitive alterations or change of use which would detract from their character, and will seek the provision of high quality public realm treatments in these areas to reflect their social value to the City.</p> <p>Objective 8.27 Individual buildings of character in suburban areas and villages There will be a presumption against the demolition of such structures of vernacular or historic / social interest which contribute to the character and identity of an area. Their re-use will be prioritised.</p> <p>Objective 8.28 Elements of Built Heritage Cork City Council will ensure the protection of important elements of the built heritage and their settings as appropriate.</p> <p>Objective 8.29 Separate access to the Upper Floors of Buildings In order to ensure the continued use of upper floors above ground floor commercial uses, there will be a presumption against the loss of access to the upper floors of buildings from street frontages, Cork City Council will seek the reinstatement of upper floor access points wherever possible from the street.</p> <p>Objective 8.30 Historic Town Centre Supports To advance the provision of collaborative supports for Historic Town Centres in Cork City, including the Collaborative Town Centre Health Check (CTCHC) Programme recently established by the Heritage Council.</p>
<p>Landscape</p>	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within an existing built footprint. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures. 	<p>Objective 6.9 Landscape</p> <p>(a) To preserve and enhance Cork's landscape character, key landscape assets and views and prospects of special amenity value.</p> <p>(b) Landscape will be an important factor in all development proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.</p> <p>(c) To ensure that new development meets the highest standards of placemaking, siting and design.</p> <p>(d) To protect those prominent open hilltops, valley sides and ridges that define the character of the Cork City Hinterland and those areas which form strategic, largely undeveloped gaps between the main Hinterland settlements from development.</p> <p>(e) To discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.</p> <p>(f) To support, as appropriate, any relevant recommendations contained in the National Landscape Strategy for Ireland 2015-2025.</p> <p>Objective 6.10 City Landscape Strategy Cork City Council will undertake a City Landscape Strategy during the life of this Plan to ensure that the management of development throughout the City will have regard for the value of the landscape, its character, distinctiveness and sensitivity.</p> <p>Objective 6.11 Landscape and Development To ensure that the management of development throughout Cork City will have regard for the value of the landscape, its character, distinctiveness and sensitivity in order to minimize the visual and environmental impact of development, particularly in designated areas of high landscape value where higher development standards (layout, design, landscaping, materials) are required.</p> <p>Objective 6.12 Landscape Preservation Zones To preserve and enhance the character and visual amenity of Landscape Preservation Zones through the careful management of development. Development will be considered only where it safeguards the value and sensitivity of the particular landscape and achieves the respective site-specific objectives, as set out in Tables 6.6-6.10.</p> <p>Objective 6.13 Areas of High Landscape Value To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or</p>

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				<p>injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.</p> <p>Objective 6.14 Cork City View Management Framework</p> <p>(a) To protect the strategic panoramic, linear, river prospect or scenic route views identified in this Plan and ensure that development proposals do not have an undue detrimental impact on these views.</p> <p>(b) Development proposals will be assessed against their impact on the designated view if it falls within the foreground, middle ground or background of that view. New development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the designated views and their landmark elements. It should also preserve or enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views.</p> <p>(c) Development proposals that could affect a designated view should be accompanied by an assessment that explains, evaluates and justifies any visual impact on the view affected. The scoping process for determining whether a development proposal is likely to affect a designated view should be completed in consultation with Cork City Council. The assessment should demonstrate that the proposal is consistent with the relevant objectives of this Plan. The assessment should form part of a design statement or townscape and visual impact assessment submitted with a planning application.</p> <p>(d) Development in the foreground and middle ground of a designated view should not be overly intrusive, unsightly or prominent to the detriment of the view. Most designated views are seen in a 120 degree field of view. It is not expected that the view outside of this field of vision should be assessed unless specified by Cork City Council.</p> <p>(e) Strategic and local landmark buildings will need to be considered in the scoping of views to identify the potential impacts of development proposals.</p> <p>Objective 6.15 Development on Scenic Routes</p> <p>(a) To protect the character of those views and prospects obtainable from scenic routes identified in this Plan.</p> <p>(b) To require those seeking to carry out development in the environs of a scenic route to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.</p> <p>(c) To encourage appropriate landscaping and screen planting of developments along scenic routes which provides guidance in relation to landscaping.</p> <p>Objective 8.20 Historic Landscapes</p> <p>Cork City Council will ensure that the designated and undesignated historic landscapes and gardens throughout the city are protected from inappropriate development and enhanced where possible</p>
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2.5 Schedule 2A

PART 1

1. The characteristics of the plan having regard, in particular, to: the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources

The Material Alterations propose a number of text and map-based changes to the Draft Cork City Development Plan 2022-2028.

Proposed Material Alterations identified on Table 2.4 were determined to require full SEA and these will be considered in the SEA Environmental Report.

Table 2.4 Proposed Material Alterations Requiring SEA⁹

No.	SEA Screening Consideration Ref. – see Table 2.2 above	No.	SEA Screening Consideration Ref. – see Table 2.2 above
Amendment 1.48	9	Amendment 2.27	11
Amendment 1.104	9	Amendment 2.28	10+11+12
Amendment 1.110	9	Amendment 2.29	11
Amendment 1.122	9+10	Amendment 2.60	11
Amendment 1.123	9+10	Amendment 2.61	11
Amendment 1.124	9+10	Amendment 2.62	11
Amendment 1.127	11	Amendment 2.63	11
Amendment 1.132	10	Amendment 2.64	11
Amendment 1.133	9	Amendment 2.65	11
Amendment 1.134	10	Amendment 2.66	11
Amendment 1.135	10	Amendment 2.67	11
Amendment 1.139	9	Amendment 2.68	11
Amendment 1.140	9	Amendment 2.69	11
Amendment 1.155	9	Amendment 2.70	11
Amendment 1.166	9+10	Amendment 2.71	11
Amendment 1.210	9	Amendment 2.72	11
Amendment 1.220	9+10	Amendment 2.73	11
Amendment 1.297	9	Amendment 2.74	11
Amendment 1.303	9	Amendment 2.75	11+12
Amendment 1.304	9	Amendment 2.76	11
Amendment 1.306	9	Amendment 2.77	11
Amendment 1.307	11	Amendment 2.78	11
Amendment 2.3	11	Amendment 2.95	11
Amendment 2.4	11	Amendment 2.96	11
Amendment 2.24	11	Amendment 2.97	11
Amendment 2.25	11	Amendment 2.99	11+12
Amendment 2.26	11		

Taking the examination of the various other Proposed Material Alterations provided under Section 2.4 into account, arising from the degree to which these Proposed Material Alterations and the Draft City Development Plan set a framework for projects and other activities, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

⁹ For detail on Proposed Material Alterations please refer to Proposed Material Alterations document. For detail on SEA Screening Ref please refer to Table 2.2.

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

The Material Alterations are being proposed to the Draft Plan. The Draft Plan relates to the proper planning and sustainable development of Cork City.

The Proposed Material Alterations identified on Table 2.4 were determined to require full SEA and these will be considered in the SEA Environmental Report.

Taking the above and the examination of the various other Proposed Material Alterations provided under Section 2.4 into account, arising from the degree to which these Proposed Material Alterations and the Draft City Development Plan influence other plans, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Draft Plan - to which the Proposed Material Alterations relate - has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

The Proposed Material Alterations identified on Table 2.4 were determined to require full SEA and these will be considered in the SEA Environmental Report.

Taking the above and the examination of the various other Proposed Material Alterations provided under Section 2.4 into account, arising from the degree to which these Proposed Material Alterations and the Draft City Development Plan are relevant for the integration of environmental considerations with a view to promoting sustainable development, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

4. *The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan*

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets.

Through its provisions relating to environmental protection and management, the Draft Plan contributes towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration.

The Proposed Material Alterations identified on Table 2.4 were determined to require full SEA and these will be considered in the SEA Environmental Report.

Taking the above and the examination of the various other Proposed Material Alterations provided under Section 2.4 into account, arising from environmental problems relevant to these Proposed Material Alterations and the Draft City Development Plan, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

5. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)*

The Draft City Development Plan relates to the land use and town planning sector and have fulfilled requirements in relation to SEA. These processes integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

The Proposed Material Alterations identified on Table 2.4 were determined to require full SEA and these will be considered in the SEA Environmental Report.

Taking the above and the examination of the various other Proposed Material Alterations provided under Section 2.4 into account, arising from the relevance of these Proposed Material Alterations and the Draft City Development Plan for the implementation of European Union legislation on the environment, the other Proposed Material Alterations would not be likely to result in significant environmental effects.

PART 2

1. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the probability, duration, frequency and reversibility of the effects

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage;

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

b) exceeded environmental quality standards or limit values, and;

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

c) intensive land-use.

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

SEA is determined as being required for the Proposed Material Alterations identified on Table 2.4 while other Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

Section 3 Conclusion

Most Proposed Material Alterations are determined not to result in likely significant effects. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from most Proposed Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely added clarifications or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, these Proposed Material Alterations do not require SEA.

The Proposed Material Alterations identified on Table 2.4 are advised as requiring SEA and consideration in an SEA Environmental Report.

The SEA Environmental Report prepared for the Draft Plan will be finalised in advance of adoption of the Plan. An SEA Statement will be prepared following adoption, which will detail how environmental considerations were integrated into the Plan and how consultations on the SEA and associated Plan-preparation process were taken into account. The Appropriate Assessment Natura Impact Report will be finalised in a similar manner at adoption, taking into account how environmental considerations were integrated into the Plan and how consultations were taken into account.