

# **Strategic Environmental Assessment**

## **Environmental Report Addendum No. 1**



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**In accordance with Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment and Section 12(7)(aa) of the Planning and Development Acts 2000 – 2013**

**Mayo County Council**  
**January 2014**

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## **1 Introduction**

### **1.1 Terms of Reference**

This is the addendum to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Mayo County Development Plan 2014-2020 prepared following the amendments proposed to the Draft Plan.

The SEA process to accompany the Draft Mayo County Development Plan 2014-2020 is intended to ensure that considering the environmental issues relating to Mayo is central to developing and evaluating policy. The Strategic Environmental Assessment Environmental Report (ER) provided a record of the structured and methodical assessment of the Draft Plan's policies and objectives and demonstrated the potential effects of the framework of the Draft Plan on the environment by consideration of a range of environmental factors. If significant adverse effects were predicted, the approach undertaken was to amend, include or exclude policies and objectives as an effective method of protecting against the predicted effects. Additionally, in accordance with Annex I (g) of the SEA Directive, measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan were also provided in the Environmental Report.

### **1.2 Legislation and Background Information**

The Draft Mayo County Development Plan 2014-2020, along with three associated environmental assessments – Strategic Environmental Assessment Environmental Report, Habitats Directive Assessment Natura Impact Report and Strategic Flood Risk Assessment were made available for public inspection from Thursday 14th March 2013 to Friday 24th May 2013 inclusive. During this period a total of 346 submissions and observations on the Draft Plan and its associated documents were received.

In accordance with Section 12 of the Planning and Development Acts, 2000 to 2013, a Manager's Report was prepared to list the persons and bodies who made submissions or observations, summarise the issues raised and provide the response of the Manager to the issues raised, taking account of any directions of the Members<sup>1</sup>; the proper planning and sustainable development of the area; the statutory obligations of any local authority in the area; any relevant policies or objectives of the Government or of any Minister of the Government; and if appropriate, any observations made by the Minister for Arts, Heritage, Gaeltacht and the Islands under subsection 12 (3)<sup>2</sup>; to summarise the issues raised and recommendations made by the West Regional Authority; and to outline the Manager's recommendations in relation to the manner in which those issues and recommendations should be addressed in the Development Plan.

As a consequence of submissions received and observations made by the Environmental Protection Agency (EPA) specifically relating to the Strategic Environmental Assessment (SEA) Environmental Report, it was recommended by the Manager that an addendum to the SEA Environmental Report (ER) be prepared to address a number of issues.

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<sup>1</sup> None were issued

<sup>2</sup> Not relevant

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Having considered the Manager's Report and the Draft Plan at Special Meetings of Mayo County Council on October 7<sup>th</sup>, October 21<sup>st</sup> and November 4<sup>th</sup>, 2013, the members of Mayo County Council resolved to amend the Draft Plan in accordance with Section 12 of the Planning and Development Acts 2000 to 2013.

The SEA undertaken in 2013 indicated that there was potential for significant effects on the environment as a consequence of the proposed Draft Plan by demonstrating some conflict between the Draft Plan's objectives and the Environmental Protection Objectives (EPOs) (as outlined in the Environmental Report.) The potential significant effects, however, should be prevented, reduced and as fully as possible offset by the incorporation of appropriate measures. Further, a significant number of the objectives in the Draft Plan were deemed likely to improve the status of the EPOs.

Therefore, since amendments have been proposed to the Draft Plan, an SEA, pursuant to Section 12(7)(aa) of the Planning and Development Acts 2000 to 2013, and in accordance with the requirements of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) is required to be carried out as respects of one or more than one proposed material alteration of the Draft Plan.

This addendum to the SEA Environmental Report has been prepared to document those issues raised by the EPA in addition to the SEA carried out as respects of one or more than one proposed material alterations of the Draft Plan to identify, describe and evaluate the likely significant environmental effects of implementing the Draft Plan, in accordance with Section 12(7)(aa) of the Planning and Developments Acts, 2000 to 2013 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

### **1.3 Document Structure**

Section 2 of this document identifies the issues raised in relation to the SEA Environmental Report by the EPA and includes the recommended changes to the ER as a consequence. Section 3 illustrates the material alterations proposed to Volume 1 of the Draft Plan and identifies, describes and evaluates the likely significant environmental effects of implementing the Draft Plan with the material alterations.

Section 4 deals with the material alterations made to Volume 2 of the Draft Mayo County Development Plan 2014 – 2020: *Planning Guidance and Standards for Development in Mayo* while the concluding comments are presented in Section 5.

Since no changes have been made to the original SEA Environmental Report; it is recommended that this document Strategic Environmental Assessment Environmental Report Addendum No. 1 should be read in conjunction with the original SEA Environmental Report and the two documents *Proposed Amendments to the Draft Mayo County Development Plan 2014 – 2020 Volume: 1 Written Statement and Proposed Amendments to the Draft Mayo County Development Plan 2014 – 2020: Volume 2 Planning Guidance and Standards for Development in Mayo*.

## **2 Observations and Submissions from the Environmental Protection Agency**

### **2.1 Introduction**

Regarding Submission No MCDP- 277 from the Environmental Protection Agency (EPA) on the SEA Environmental Report, the following sections list the five issues raised for which an addendum to the Environmental Report was recommended. Each issue is dealt with separately and the inclusion to or supplementation of the SEA Environmental Report with included text is shown in **red font**, while deleted text / exclusions are indicated by a ~~strikethrough~~. To clarify, six issues in total were raised by the EPA but for Issue 2, no change to the SEA Environmental Report was recommended in the Mayo County Council Manager's Report.

### **2.2 EPA Issue 1**

It is stated that in the non-technical summary (NTS) clarification should be given as to which of the alternatives was chosen as the preferred alternative, and the justification for same.

### **Non-technical summary**

#### **Alternative Scenarios**

In accordance with Article 5(1) and Annex I (h) of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations, 2004 (as amended), the SEA Environmental Report should contain, *inter alia*, the identification, description and evaluation of a plan or programme and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

In this instance, three Alternative Scenarios of the Draft Mayo County Development Plan 2014 – 2020 were evaluated during the SEA process. The alternative scenarios were:

1. Alternative Scenario 1: Concentration of Growth in the Linked-Hub of Castlebar-Ballina only;
2. Alternative Scenario 2: Concentration of Growth in the Linked-Hub, Key Towns, and other towns with strictly limited development in Rural Areas; and
3. Alternative Scenario 3; Development of the Ballina-Castlebar Linked-Hub, Key Towns, other towns and serviced (sewerage) villages and appropriate development in rural areas

The evaluation of scenarios and selection of the preferred Draft Plan was undertaken using a matrix plotting three Draft Plan scenarios against all EPOs, and is documented in more detail in the main body of this report.

In accordance with Annex I(b) of the SEA Directive '...the likely evolution thereof without implementation of the plan or programme. ...' should also be considered during the SEA process. Since it is a statutory obligation to have a County Development Plan the 'no-plan

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scenario' was not described as a reasonable alternative, but was examined hypothetically and is documented in Section 4 of the main body of this report.

The Alternative Scenario which was most preferred according to an assessment and evaluation of three Plan scenarios against Environmental Protection Objectives (EPOs) was Alternative Scenario 3. This Plan scenario is described as concentrating growth in a hierarchy of settlements which include the Linked Hub, Key Towns, other towns and small serviced (sewerage) villages, along with appropriate development in the rural areas in the county, based on achieving target populations in the settlement hierarchy. Other towns and villages are developed in an appropriate size and scale, and in a sequential manner from the existing town/village centre out.

Alternative Scenario 3, with its more extended growth and promotion of resource-dependant activities in addition to genuine and appropriate residential development was predicted to result in conflict with some Environmental Protection Objectives, but these are deemed to be suitably mitigated by measures. Since a number of environmental aspects are predicted to be improved as a consequence of this Alternative Scenario, the preferred scenario is Alternative Scenario 3.

### **2.3 EPA Issue 3**

It was recommended that the policy document *Our Sustainable Future - A Framework for Sustainable Development in Ireland* (DECLG, 2012) should have been considered in Section 3, while local policies should have included reference to adjacent plan areas.

#### **3.3.1 National Policy**

##### **National Spatial Strategy 2000 – 2020**

This National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. Its focus is on people, on places and on building communities. Through closer matching of where people live with where they work, different parts of Ireland will for the future be able to sustain

- a better quality of life for people
- a strong, competitive economic position and
- an environment of the highest quality.

Its aim is to facilitate balanced regional development throughout the country. In Mayo, the National Spatial Strategy (NSS) identifies the towns of Ballina and Castlebar as a linked hub, the aim of which is to complement the nearby gateways of Galway and Sligo, whilst also providing services to its associated catchments. The NSS also supports the economic growth and revitalization of areas in the west region, previously centred on agriculture to diversify into alternative economies based on the sustainable use of natural resources such as scenic landscapes for tourism, the sea for fisheries and marine-based aquaculture, the land for agriculture, forestry, inland fisheries (rivers, streams and lakes) and renewable energy.



### **National Development Plan 2007 – 2013**

The National Development Plan (NDP) *Transforming Ireland — A Better Quality of Life for All* sets out the roadmap to Ireland's future. The NDP integrates strategic development frameworks for regional development, for rural communities, for all-island co-operation, and for protection of the environment with common economic and social goals. The objective of the NDP is to deliver a better quality of life for all within a strong and vibrant economy that maintains our international competitiveness and promotes regional development, social justice and environmental sustainability.

In a county context the NDP sets out an investment programme for the promotion, fostering and encouragement of economic and social development in the Western Region which includes Mayo.

### **Food Harvest 2020– A Vision for Irish Agri-food and fisheries**

With a primary goal of producing Irish agri-food in as environmentally sustainable method as possible, this strategy, during its preparation underwent an SEA, and emissions were quantified and measures prepared to reduce current concentrations. Mayo has a rural nature and as such, a national programme such as this may have positive impacts on the environment of Mayo.

### ***Our Sustainable Future - A Framework for Sustainable Development in Ireland (DECLG, 2012)***

The establishment of a more sustainable pattern of development for Ireland is one of the key challenges of Government and ultimately for society. This framework document essentially aims to promote the policy that economic growth, social cohesion and environmental protection go hand in hand to meet the overarching goal of delivering wellbeing in a pluralistic society that promotes participation, a society in which everyone takes responsibility for the environment.

With the ultimate goal centering on creating a resource-efficient Europe, this document aims to provide a long-term framework for actions in many policy areas and supporting policy agendas for climate change, energy, transport, industry, agriculture, fisheries, biodiversity, leisure and tourism and regional development.

### **National Climate Change Strategy 2007 – 2012**

The National Climate Change Strategy 2007 – 2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000) to ensure Ireland reaches its target under the Kyoto Protocol. The Strategy provides a framework for action to reduce Ireland's greenhouse gas emissions. The Framework for Climate Change Bill published December 2009 provides for a statutory obligation on the Minister to propose to the Government a National Climate Change Strategy on a 5-year cycle and to review the previous Strategy at the end of this time. The strategy will set an overall reduction target for the 5-year period within the context of the long-term and annual reduction targets set out in the Bill (as subject to review by the Minister). It will also set the policy context for the Carbon Budget and set out requirements in terms of policy objectives for the various sectors in the economy.

### **National Renewable Energy Action Plan**

The National Renewable Energy Action Plan (NREAP) sets out the Government's strategic approach and concrete measures to deliver on Ireland's 16% target under European Renewable Energy Directive 2009/28/EC. The development of renewable energy is central to overall energy policy in Ireland. Nationally, the Government's ambitions for renewable energy and the related national targets are fully commensurate with the European Union's energy policy objectives and the targets addressed to Ireland under the Renewable Energy Directive. Ireland's energy efficiency ambitions (20% of energy from renewable sources by 2020) as set out in the National Energy Efficiency Action Plan are duly reflected in the NREAP.

### **National Action Plan for Social Inclusion 2007 – 2016**

This National Action Plan for Social inclusion (NAPinclusion), complemented by the social inclusion elements of the National Development Plan 2007-2013: *Transforming Ireland– A Better Quality of Life for All*, sets out how the social inclusion strategy will be achieved over the period 2007-2016. The overall goal of this Plan is to reduce the number of those experiencing consistent poverty to between 2% and 0% by 2012, with the aim of eliminating consistent poverty by 2016.

### **National Heritage Plan 2002**

The National Heritage Plan sets out a clear and coherent strategy and framework for the protection and enhancement of Ireland's national heritage. The core objective of the Plan is to protect the national heritage as well as promoting it as a resource to be enjoyed by all.

### **National Biodiversity Plan: Action for Biodiversity 2011 – 2016**

Ireland's second National Biodiversity Plan contains 102 actions towards understanding and protecting biodiversity in Ireland and overseas.

Actions for Biodiversity 2011-2016 builds upon the achievements since 2002, when the first National Biodiversity Plan was published. The current plan focuses on actions that were not fully completed and addresses new and emerging issues. It has been developed along the lines of other plans, in particular the EU Biodiversity Action Plan and the CBD Strategic Plan and takes account of their aims, objectives and targets. Government Departments and State agencies representing all the relevant sectors were consulted on a series of draft action points in advance of the preparation of this Plan, in parallel with a comprehensive public consultation process.

### **National Landscape Strategy**

The National Landscape Strategy is a policy framework shaped for the particular purposes of:

- Recognising the importance of all landscapes in Ireland
- Implementing the European Landscape Convention in Ireland
- Promoting sustainable development

- Enhancing and protect the environment

Landscape affects everybody and crosses the boundaries of almost all types of public policy. Society, economy and our physical environment are interdependent: when one changes it affects the others. The Strategy co-ordinates to greater effect the many existing administrative and technical systems which are charged with looking after the land and its resources, and the civil society and business interests which work towards these aims.

### **3.3.2 Local Policy**

#### **Mayo County Development Plan 2008 – 2014**

The current County Development Plan (CDP) for Mayo was adopted in May 2008 and incorporates two variations of 2009 and 2011 as a consequence of Ministerial Direction and Core Strategy respectively. Briefly, the current CDP, prepared in accordance with the Planning and Development Act, 2000 (as amended), contains a number of policies and objectives which set out an overall strategy for the proper planning and sustainable development<sup>1</sup> of Mayo. Objectives and policies have been developed pertaining to considerations such as economic development, transport and public infrastructure, housing and community and environment, heritage and conservation.

#### **County Mayo Heritage Plan 2006 – 2011**

With the principal aim of this plan aimed at the identification, awareness-raising and promotion of conservation of the built, natural and cultural heritage of Mayo, the preparation of the County Mayo Heritage Plan was in response to the National Heritage Plan and to the requirements of the National Biodiversity Plan, developed in parallel with the National Heritage Plan.

#### **Mayo Biodiversity Diversity Action Plan 2010 – 2015**

The production of a Biodiversity Action Plan is an action of the County Mayo Heritage Plan 2006 – 2011 and an objective the County Mayo Development Plan 2008 – 2014.

The Biodiversity Action Plan provides a framework for the conservation of biodiversity and natural heritage at a local level and is designed to ensure that national and international targets for the conservation of biodiversity can be achieved while at the same time addressing local priorities.

The production of the Mayo Biodiversity Action Plan 2010 – 2015 is an action of the first National Biodiversity Plan published in 2002, which recognised the key role of local authorities in protecting our natural heritage.

#### **Transboundary Development Plans**

The Development Plans of adjoining Planning Authorities were reviewed during the SEA process and transboundary consultation with the relevant Planning Authorities took place during the Scoping stage of the SEA process:

Ballina Town and Environs Development Plan 2009 - 2015

Castlebar Town and Environs Development Plan 2008 - 2014

Westport Town and Environs Development Plan 2010 - 2016

Galway County Development Plan 2009 - 2015  
Galway City Development Plan 2011 - 2017  
Roscommon County Development Plan 2008 - 2014  
Sligo County Development Plan 2011- 2017

## **2.4 EPA Issue 4**

It is suggested that *Air and Noise* should include the link between air emissions and climate change, while the waste water treatment plant performance (*Material Assets*) should be updated with 2011 data.

### **4.7.2 Baseline environment**

#### *Air Quality*

The Air Framework Directive (96/62/EC) requires that member states divide their territory into zones for the assessment and management of air quality. Ireland is divided into four zones as defined in the Air Quality Regulations (2002), amended by the Ambient Air Regulations, 2009. The air quality monitoring data for County Mayo refer to information collated for Zone D by the EPA. This zone includes all of rural Ireland, including County Mayo but excludes large cities and towns. There are two air quality monitoring stations in County Mayo, located in Castlebar and Claremorris and operated by the Environmental Protection Agency.

The EPA report *Air quality in Ireland 2011: Key indicators of ambient Air quality* indicates that air quality monitoring for Zone D on the concentrations of regulated pollutants is well below the required limit values. There are five categories used to describe air quality information which include very good, good, fair, poor to very poor. The index is based on a maximum of four parameters, the one hour average of SO<sub>2</sub>, NO<sub>2</sub> and O<sub>3</sub> combined with the rolling 24hr average of PM<sub>10</sub>. To date, air quality monitoring data for Zone D indicate very good air quality with concentrations of specific pollutants being well within the emission limits values. Therefore the implementation of Special Control Area Orders or Air Quality Management Plans for the county has not been required.

In addition to the monitoring and regulation of air pollutants in accordance with the Air Quality Regulations, 2002 to protect human health, vegetation and ecosystems, there is also the ultimate incentive to regulate air quality greenhouse gas (GHG) emissions in line with Ireland's commitment under the Kyoto Protocol. With respect to tonnes of carbon dioxide per capita, Ireland's target to limit GHG emissions over the 2008–2012 period to no more than an annual average of 62.8 Mtonnes CO<sub>2</sub> (13 per cent above 1990 levels) is a major challenge, with currently one of the highest levels of carbon dioxide per capita emissions in the EU.

Locally, the carbon dioxide concentration is not monitored at either air quality monitoring stations in Mayo; currently the air quality is good.

The primary influences on air quality in County Mayo include emissions from transport and domestic/commercial heating sectors. The prevailing westerly wind from the Atlantic Ocean ensures good dispersion of pollutants and background air pollutant concentrations

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are low. Meteorological conditions play a major role with regard to the levels of air pollutants measured. The prevailing wind is from south-southwest direction with an average annual speed of about 5.2-7 metres/second and increasing wind speeds detected on western coastal areas. Annual rates of precipitation in the Mayo region are about 1200 mm with the maximum amounts occurring during the winter months. Precipitation is an important factor in the releasing of both natural and anthropogenic pollutants from the atmosphere. There are two synoptic meteorological stations within County Mayo that provide hourly wind direction/wind speed, cloud cover and cloud height. These data are important in undertaking air quality dispersion modelling studies.

### 4.9.3 Existing problems

#### *Wastewater Infrastructure*

The Water Services Assessment of Needs 2007-2013 was undertaken to identify and quantify wastewater treatment infrastructural status, including any deficiencies. This appraisal was also a key database for Irish Water, the organisation with responsibility for Water Services in Ireland. A number of issues pertaining to wastewater treatment infrastructure include;

- ~~In 2010~~, **Currently**, eight of the secondary treatment plants persistently failed to achieve the effluent quality standards (at least half the effluent samples did not meet all the effluent quality standards).
  - Infrastructural improvements are required to address the effluent quality issues at Ballindine, Belcarra, Charlestown, Foxford and Lahardane. The root cause of the failures at Balla and Gweesalia was unclear. Works to remove storm water are being carried out at Louisburgh;
- ~~In 2010~~, **At present**, five agglomerations ~~had~~ **have** less than secondary treatment.
  - New plants have been commissioned at Achill Sound and Kiltimagh. The latter has resulted in a significant improvement in the receiving waters. The process to install/upgrade plants at Killala and Newport is stalled. Belmullet is on the Water Services Investment Programme (with Foxford and Charlestown);
  - **The Assessment of Needs also identified that there are requirements to provide new sewerage schemes at 46 settlements; to date three have been provided with a new Wastewater Treatment Plant (WwTP) and collection system, while at an additional two settlements, collection systems have been provided and WwTPs are currently under construction.**
- The *Focus on Urban Waste Water Discharges in Ireland* (EPA, )report identifies that there is a high probability that urban waste water discharges from the following eight agglomerations in Mayo are the principal cause of moderate or slight river pollution (based on data from the EPA's 2007-2009 river monitoring programme): Balla, Ballindine, Castlebar, Charlestown, Claremorris, Kilkelly, Kiltimagh and Knock;
- The report identifies the Plant at Killala as a key pressure on a designated shellfish water; and
- 28 of the 33 agglomerations greater than 500 PE ~~had~~ **have** at least secondary treatment ~~in 2010~~.

## **2.5 EPA Issue 5**

It is suggested that further detail on the alternative scenarios and justification for the selection of the preferred alternative is included.

## **7.6 Preferred Draft Mayo County Development Plan 2014 – 2020 scenario**

The Alternative Scenario which was most preferred according to an assessment and evaluation of three Plan scenarios against Environmental Protection Objectives (EPOs) was Alternative Scenario 3. This Plan scenario is described as concentrating growth in a hierarchy of settlements which include the Linked Hub, Key Towns, other towns and small serviced (sewerage) villages, along with appropriate development in the rural areas in the county, based on achieving target populations in the settlement hierarchy. Other towns and villages are developed in an appropriate size and scale, and in a sequential manner from the existing town/village centre out.

~~Alternative Scenario 1 was selected as an alternative which would cause potential conflicts to many aspects of the environment, but mitigation measures would negate or lessen such impacts. However, since this alternative was described as impacting negatively on surface (and ground) water, population, wastewater infrastructure and some aspects of waste management, with no mitigation preventing the predicted conflict, Alternative Scenario 1 was not considered a feasible option.~~

~~Alternative Scenario 2 received similar evaluation to Alternative Scenario 3, in that many environmental aspects were deemed to be negatively impacted by this alternative, but mitigation is likely to prevent significant impacts on the environment. Alternative Scenario 3, with its more extended growth and promotion of resource dependant activities in addition to genuine and appropriate residential development would also result in conflict with Environmental Protection Objectives, but which are deemed to be suitably mitigated by measures. Since a number of environmental aspects are predicted to be improved as a consequence of this Plan scenario, the chosen Plan alternative is Alternative Scenario 3.~~

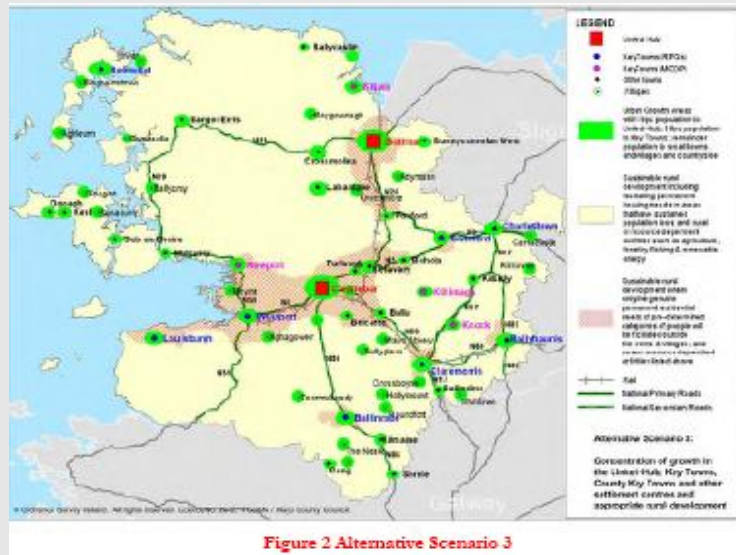
The evaluation and selection of the preferred alternative scenario entailed a methodical approach which encompassed the examination of each of three alternative scenarios in the context of their capacity to protect, conserve, maintain and / or restore all of the aforementioned environmental factors, by virtue of their Environmental Protection Objectives (EPOs). In this way, a holistic evaluation of each alternative scenario was undertaken, with a focus on environmental consideration in addition to sustainable development.

By a process of elimination, the alternative scenario which was anticipated to best promote environmental consideration was selected using a matrix approach which described the effects from each scenario as '*likely to improve status of EPOs*', '*no likely interaction with status of EPOs*', '*neutral interaction with status of EPOs*', '*uncertain interaction with status of EPOs*', '*potential conflict with status of EPOs – likely to be mitigated by measures*' and '*probable conflict with status of EPOs – unlikely to be mitigated by measures*'. Although assessment of Scenario 3 indicated conflict with a number of Environmental Protection Objectives, these conflicts are deemed to be suitably mitigated by measures which are incorporated into the various supporting strategies, policies and objectives in the Plan.



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Scenario 3 supports growth in a hierarchy of settlements which include the Linked Hub, Key Towns, other towns and small serviced (sewerage) villages, along with appropriate development in the rural areas in the county, based on achieving target populations in the Core Strategy. It acknowledges the role of existing settlements and sustainable rural settlement and aligns with the spatial framework of the NSS and RPGs (Figure 2).



Under Scenario 3 distinctive town centres and defined development boundaries are created for the Linked-Hub and Key Towns with the aim of protecting the natural environment, encouraging suitable employment opportunities and creating sustainable centres in which to live. The Scenario supports development in other towns and villages of appropriate size and scale, and in a sequential manner from the existing town/village centre out.

The rural areas are developed in a sustainable manner to facilitate:

- Permanent housing needs in areas that have sustained population loss;
- Genuine residential needs of pre-determined categories of people in areas identified as being under Strong Urban Influence; and
- Rural or resource dependent activities such as agriculture, forestry, fishing and renewable energy.

Scenario 3 has regard to the strategic potential of different parts of the County and the development of this potential in a sustainable manner. It also supports the protection of the County's considerable natural, built and cultural resources including the protection of the integrity of the Natura 2000 network; a number of environmental aspects are predicted to be improved as a consequence of implementation of this scenario.

**2.6 EPA Issue 6**

While the inclusion of types of effects (cumulative, synergistic, long-term etc.) is acknowledged for *Population, Water and Material Assets*, it is suggested that this assessment be expanded for other environmental factors.

**8.2 Significance of effects**

A number of Draft Plan policies / objectives which were deemed as having an ‘uncertain interaction with the status of the EPOs’ were placed in this category merely because some policies / objectives are strategic in nature and their effects on certain environmental elements were difficult to predict accurately. Where this was the case, the ‘uncertain’ effects were treated similar to those with ‘potential conflict – likely to be mitigated by measures’, using a precautionary approach. As such, significant adverse effects, if any, as a consequence of the implementation of these Draft Plan policies / objectives would be determined by the nature and extent of development arising from these measures, and site specific environmental factors. The uncertainties will be avoided by the development management process and the granting of planning permission when conflict with EPOs is not predicted (or when potential conflict can be mitigated by appropriate measures). Details of mitigation measures are dealt with in Section 9 of this document.

In accordance with Article 5 and Annex I (f) of the SEA Directive the likely significant effects on the environment should include secondary, cumulative, synergistic, short-, medium- and long-term, permanent and temporary, positive and negative effects. The preceding matrix (Table 8.1) illustrated positive and negative effects; ‘likely to improve status of EPOs’ (positive) and ‘potential conflict with status of EPOs likely to be mitigated by measures’ (negative) and ‘probable conflict with status of EPOs unlikely to be mitigated by measures’ (negative) respectively. Should any Draft Plan policy / objective have been placed in the latter category the indication would be that the Draft Plan is not ‘environmentally sound’ in its entirety and consequently significant adverse effects on the environment would result by the implementation of the Draft Plan. However, no policies / objectives of the Draft Plan were described as unlikely to be mitigated by measures to ensure no significant effects.

With reference to the description of effects, the large number of varying policies and objectives evaluated against a number of specific environmental elements gave rise to longterm, medium term, permanent, temporary, cumulative and synergistic effects. ~~Due to the large number of combinations, only a sample of the description of effects is described within this report.~~

~~In the case of *Population*, a number of policies / objectives were predicted to result in longterm effects, while others were described as having potential short to medium term effects. Cumulative effects were also predicted. A number of such policies / objectives are shown in Table 8.2.~~

~~Table 8.2-Description of effects on *Population* of some Draft Plan policies / objectives~~

<del>Long-term</del>	<del>Medium to Long-term</del>	<del>Cumulative effects</del>
<del>E-01; E-03; PY-02; LS-01; RL-01</del>	<del>P-05; RH-01; SA-01; TV-01; AG-01; CP-01</del>	<del>HG-02; WQ-02</del>



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With reference to *Material Assets* and in particular wastewater treatment, the description of some effects is illustrated in Table 8.3.

Table 8.3 Description of effects on *Material Assets* of some Draft Plan policies / objectives

Long-term	Medium to Long-term
P-01; P-04; UH-01; P-02	P-05; P-06

*Water* as an environmental element is both a receptor and pathway of environmental pollutants and the effects thereon as a consequence of some of the Draft Plan policies / objectives are shown in Table 8.4.

Table 8.4 Description of effects on *Water* of some Draft Plan policies / objectives

Long term	Medium term	Short term	Temporary	Synergistic	Cumulative
P-06; FY-01; RE-01	E-01	PH-01; CZ-03	TM-03; NH-08	SC-01; SOS-01	AG-01; CP-01

The following table illustrates some policies and objectives which are predicted to give rise to various types of effects; temporal effects, permanent and temporary effects and synergistic and cumulative effects.

Table 8.2 Description of effects of some Draft Plan policies / objectives

Environmental element	Long term	Medium term	Short term	Temporary	Synergistic	Cumulative
Population	E-01; E-03; PY-02; LS-01; RL-01	P-05; RH-01; SA-01; TV-01; AG-01; CP-01				HG-02; WQ-02
Human Health	SS-01; HG-02; E-05	LS-03;		RD-04;		RD-01; PY-01; RT-06
Soils and Geology						
Water	P-06; FY-01;	E-01	PH-01; CZ-03	TM-03; NH-08	SC-01; SOS-01	AG-01; CP-01

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Air	RE-01 AN-01	P-06; PP-01		TC-02;
Noise		P-06; RL-01;		TM-02;
Climatic Factors	NR-01;			
Material Assets	P-01; P-04; UH-01; P-02	P-05; P-06		
Cultural Heritage	E-02;		UH-02; RH-02	MF-02;
Landscape	UH-02;	RT-06		MF-02;

**2.7 Conclusion**

It is considered that the submissions and observations received from the EPA have been dealt with adequately.

### **3 Review of Material Alterations to the Draft Plan**

#### **3.1 Introduction**

This section of the Strategic Environmental Assessment Environmental Report Addendum No. 1 details the effects on the environment of the amendments to the Draft Plan proposed by the Elected Members of Mayo County Council at Special Meetings of October 7<sup>th</sup>, 21<sup>st</sup> and November 4<sup>th</sup> 2013.

A total of 277 amendments to the Draft Plan were proposed, including amendments to text, policies and objectives and maps illustrating future land zoning and re-zoning. A screening of these proposed amendments by the SEA Officer and County Development Plan Review Team concluded that of these proposed amendments, a number were regarded as material alterations to the Draft Plan and consequently an SEA was required in accordance with Section 12(7)(aa) of the Planning and Development Acts, 2000 to 2013. It should be stated at this point that not all proposed amendments were regarded as material alterations to the Draft Plan; however their assessment was deemed necessary as it was considered that the cumulative effects of a number of these amendments may result in material alterations to the Draft Plan. Henceforth, the proposed amendments are referred to as material alterations.

The SEA of the material alterations was undertaken following the procedure described in the *Environmental Report documenting the Strategic Environmental Assessment of the Draft Mayo County Development Plan 2014-2020*. Essentially, the material alterations of the Draft Plan are evaluated by examining the interaction between the Environmental Protection Objectives (EPOs) proposed for each environmental factor against the amended text, policies, objectives and maps to the Draft Plan to illustrate the environmental effects of implementing the Draft Plan *with* its material alterations. Potential for significant effects on the environment as a consequence of the Draft Plan are identified by the demonstration of conflict between the material alterations to the Draft Plan and the Environmental Protection Objectives (EPOs).

Material alterations to *Volume 2 Planning Guidance and Standards for Development in County Mayo* are examined for their potential to result in significant effects on the environment in Section 4.

#### **3.2 Evaluation of Material Alterations to the Draft Plan**

Material alterations to the Draft Plan include amendments, deletions and inclusion of text, policies and objectives in addition to alterations to land use zoning.

While Section 3.3 deals with the material alterations to the main body of the Draft Plan in terms of text and the predicted environmental effects of those alterations, Section 3.4 includes the evaluation of the environmental effects of the material alterations to policies and objectives of the Draft Plan. Finally, Section 3.5 describes the evaluation of environmental effects as a consequence of material alterations to land use zoning in a number of Area Plans for the Key Towns.

The following coding is used to show the amendments made to the Draft Plan as a result of the proposed material alterations:-

- Black text = text in the Draft Plan as published

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- ~~Black Text with a strikethrough~~ = text in the Draft Plan to be deleted as a result of the Proposed Material Alterations
- **Red Text** = text added to the Draft Plan as a result of the Proposed Material Alterations

**3.3 Evaluation of Material Alterations of Draft Plan – main body of the Draft Plan**  
**3.3.1 Material Alteration V1-T4**

The first material alteration V1-T4 examined relates to the Draft Plan Introduction and specifically to the goals for future development of the County. The material alteration and its environmental evaluation are detailed as follows:-

The Plan has ~~six~~ **eight** main goals for the future development of the County and the policies and objectives in this Plan will assist in achieving the goals.

*Goal 1: To promote rural sustainability by encouraging more people to live in Rural Areas*

~~Goal 2: To attract investment and people into the County~~

~~Goal 3: To ensure a sustainable economy~~

~~Goal 4: To adopt 'green principles' that promote a high quality of life~~

~~Goal 5: To create attractive settlements that promote a high quality of life~~

~~Goal 6: To maintain and provide additional services for our citizens, investors and visitors~~

~~Goal 7: To protect and enhance our natural environment~~

*Goal 8: To offer visitors, from Ireland and overseas, a range of high quality experiences*

**3.3.2 Environmental Evaluation**

	Likely to <b>Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interacti on with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs- likely to be mitigated by measures	Probable <b>Conflict</b> with status of EPOs- unlikely to be mitigated by measures
Goal 1	WM1 & WM2; HH1, T2,	T3		AR1, N1; DW2; CF1	P1; SG1 SG2 SG3; W1 & W2; CF2, L1; AH1; A1; AR2; T1; DW1; WW1	B1

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Goal 2	DW2			AR1, AR2, N1
Goal 3	AR1, AR2; DW2		N1	
Goal 4	AR1, AR2, N1; DW2			
Goal 5	N1, AR1		DW2	AR2
Goal 6			AR1, AR2, N1	DW2
Goal 7	AR1, AR2, N1		DW2	
Goal 8	HH1; T3	P1; W1 & W2; WM1 & WM2; T2; DW1; DW2; W1; CF1	SG1 SG2 SG3; AR1, AR2, N1	AH1; T1; L1; B1

While, in general, significant effects are predicted to be mitigated, the inclusion of Goal 1 and its objective to encourage more people to live in rural areas is envisaged to result in significant effects on biodiversity, flora and fauna, particularly those aspects of biodiversity which are not protected by their inclusion within a Natura 2000 site or Natural Heritage Area (NHA). Additionally, it is considered that the term 'rural areas' was vague. Should 'rural areas' be defined as rural towns, villages and existing settlements as opposed to rural areas / countryside (uninhabited areas), there would likely be greater protection afforded to the rural environment in general.

**3.3.3 Material Alteration V1 – T5**

The Strategic Flood Risk Assessment is the subject of the second material alteration: -

- **A** **An accurate and fully approved** Strategic Flood Risk Assessment (SFRA) which informs policy makers and the public of flood risk in the area.

**Mayo County Council accepts that current (2013) Flood Risk Assessment is inaccurate and outdated and the draft cannot be used until it is fully approved**

**3.3.4 Environmental Evaluation**

<b>Likely to Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs- likely to be mitigated by measures	<b>Probable Conflict</b> with status of EPOs- unlikely to be mitigated by measures
DW2	W1 & W2; CF2; WM1 & WM2; AH1; A1; AR1, AR2, N1; HH1; T2, T3; B1; DW1; WW1			L1; SG1 SG2 SG3; T1; CF1	

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**3.3.5 Material Alteration V1 – T10**

The Settlement Strategy is the subject of the third material alteration, which is in Section 1. The Core Strategy & Settlement Strategy.

**The Settlement Strategy**

The key element of the Core Strategy and Settlement Strategy is to continue to focus growth into the Linked Hub and Key Towns and to relate growth of the smaller towns and villages to the availability of infrastructure such as water and waste water. Priority will be given to decreasing residential and retail vacancy rates in the towns and villages.

It is recognised that rural areas have an essential role in this settlement structure. **The sustainability of rural communities will only occur if rural population densities are restored to 1951 level and this objective should be supported by Mayo County Council. by developing sustainable rural communities.**

**3.3.6 Environmental Evaluation**

<b>Likely to Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs- likely to be mitigated by measures	<b>Probable Conflict</b> with status of EPOs- unlikely to be mitigated by measures
WM1 & WM2; DW2	CF2; T3; CF1	HH1		W1 & W2; L1; SG1 SG2 SG3; AH1; A1; AR1, AR2 N1; T1, T2; DW1; WW1	P1; B1

With respect to population, it is not clear if it is sustainable to restore the rural population to 1951 levels. Rural population densities of 1951 were 117 181 with the 2011 equivalent at 82 808. Therefore this material alteration is predicted to result in **significant effects** on aspects of the environment should this objective be supported, with mitigation not considered likely. In addition, it is considered that biodiversity, flora and fauna, by the restoration of rural population densities to 1951 levels will have significant effects which are not deemed likely to be mitigable.

**3.3.7 Material Alteration V1 – T11**

**The Settlement Strategy builds on the Strategy in the previous Plan; but is modified in order to address unsustainable trends outlined above and to reflect various national policy and guidance documents issued since the previous review. There is a greater emphasis on the role of the linked hub and Key towns in promoting economic growth and development and encouraging sustainable transport options and smart travel principles in accordance with principles outlined in “Smarter Travel – A Sustainable Transport Future”<sup>3</sup>. Addressing the issue of vacancy is a key objective of the strategy.**

<sup>3</sup> This policy documents sets out the Government’s future transportation policy for the country until 2020.

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The strategic role of the towns is given greater prominence in the Settlement Strategy by incorporating Area Plans for all Key Towns within the Plan; and by prioritising the key role of the town centre areas. Strengths, weaknesses and opportunities are identified in each town enabling a more focused approach in terms of responding to opportunities which may present themselves over the lifetime of the Plan. In order to encourage sustainable development through consolidation of existing development; completion of unfinished estates and sustainable use of existing/planned infrastructure and other resources, a sequential approach through the use of phasing is applied to the zoning and release of undeveloped residential zoned lands in the Area Plans.

~~In terms of housing in rural areas it is recognised that there is a tradition of dispersed settlement patterns in the County. However it is apparent that the current rate and scale of dispersed rural housing is not sustainable and is costly in terms of infrastructure provision, water quality and quality of life. While the locations of the two rural area classifications remain unmodified in this Plan a compromise is required and this may be achieved through greater emphasis on:~~

- ~~a. Establishing to the satisfaction of the planning authority that there is a genuine housing need~~
- ~~b. Giving priority to reducing residential vacancy rates in the countryside in preference to new development~~
- ~~c. Consideration of the provision of permanent housing for:
  - ~~• Immediate family members on family farms and land holdings;~~
  - ~~• Returning immigrants; or~~
  - ~~• Persons working full time in farming/rural natural resource~~~~
- ~~d. Housing for family members to be provided in clusters~~
- ~~e. Replacement, renovation or modification, and appropriate extension where required, of existing structures in rural areas for residential use~~
- ~~f. Encouraging people who wish to reside in the countryside to live in existing settlements where there are at least two services such as school, community centre, shop or church~~
- ~~g. Zoning lands in areas adjoining/in close proximity to towns centres for low density residential development with a mix of house types where the benefits of rural living can be experienced in close proximity to the town.~~

~~In terms of housing in rural areas, it is recognised that there is a tradition of dispersed settlement patterns in the County. This is a valued part of our heritage. The decline in rural housing represents a threat to its sustainability. It is necessary therefore to place a greater emphasis on encouraging more people to establish a residence in rural areas.~~

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**3.3.8 Environmental Evaluation**

<b>Likely to Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs- likely to be mitigated by measures	<b>Probable Conflict</b> with status of EPOs- unlikely to be mitigated by measures
WM1 & WM2; AR2; (deleted text), T2; DW2	T3; CF1	HH1; WW1	DW1; N1 (deleted text)	P1; W1 & W2; CF2; SG1 SG2 SG3; AH1; A1; AR1, AR2, N1 (included text); T1 (included text)	L1; B1

This material alteration to the Settlement Strategy is predicted to result in **significant effects** on landscape with mitigation not deemed feasible. The exclusion of the section on housing in rural areas and the current unsustainable rate and scale of dispersed rural housing is considered to weaken control and management of housing in rural areas and consequently is also considered to have **significant effects** on biodiversity, flora and fauna with no likely mitigation to reduce, offset or prevent these effects.

**3.3.9 Material Alteration V1 – T15**

**Strategic Environmental Assessment**

The Core Strategy and Settlement Strategy have been informed by national legislation and other EU Directives including the Strategic Environmental Assessment (SEA) Directive, Habitats Directive, Floods Directive and Water Framework Directive and incorporates wider planning, economic and social objectives. SEA examines the likely significant effects on the environment of implementing the Plan and the Habitats Directive Assessment (HDA) examined the likely impact on the Natura 2000 network.

The SEA Environmental Report sets out details of the identification, description and evaluation of the Draft Mayo County Development Plan 2014 – 2020 in addition to reasonable alternatives. The SEA process consisted of the examination of the specific aims and objectives of each alternative scenario in the context of their potential effects on a range of environmental factors including biodiversity, flora and fauna, population, human health, soils and geology, water, air and noise, climatic factors, material assets, cultural heritage and landscape.

Three Alternative Scenarios were evaluated during the SEA process:

- **Scenario 1:** Concentration of Growth in the Linked-Hub of Castlebar-Ballina only
- **Scenario 2:** Concentration of growth in the Linked-Hub, Key Towns, and other towns with strictly limited development in rural areas



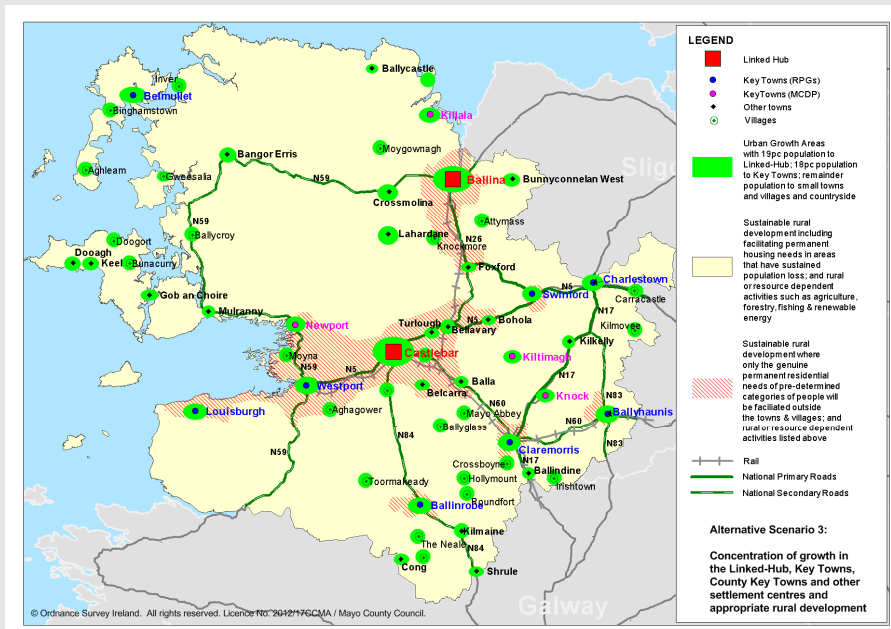
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- **Scenario 3:** Development of the Ballina-Castlebar linked hub, other towns and serviced (sewerage) villages, along with appropriate development in the rural areas.

Evaluation and selection of the preferred alternative scenario entailed a methodical approach which encompassed the examination of each of three alternative scenarios in the context of their capacity to protect, maintain, conserve and / or restore all of the aforementioned environmental factors, by virtue of their Environmental Protection Objectives (EPOs). In this way, a holistic evaluation of each alternative scenario was undertaken, with a focus on environmental consideration in addition to sustainable development.

By a process of elimination, Scenario 3 (subject to mitigation) emerged as the preferred scenario for the framework around which the Core Strategy and Settlement Strategy was devised. The framework first and foremost avoids adverse impacts on the environment or provides for appropriate mitigation of any adverse impacts. The spatial framework of Scenario 3 is shown in Figure 2. Although assessment of Scenario 3 indicated conflict with a number of Environmental Protection Objectives, these conflicts are deemed to be suitably mitigated by measures (identified in the SEA Environmental Report) which are incorporated into the various supporting strategies, policies and objectives in the Plan.

Scenario 3 supports growth in a hierarchy of settlements which include the Linked Hub, Key Towns, other towns and small serviced (sewerage) villages, along with appropriate development in the rural areas in the county, based on achieving target populations in the Core Strategy. It acknowledges the role of existing settlements and sustainable rural settlement and aligns with the spatial framework of the NSS and RPGs.



**Figure 2 Alternative Scenario 3**

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Under Scenario 3 distinctive town centres and defined development boundaries are created for the Linked-Hub and Key Towns with the aim of protecting the natural environment, encouraging suitable employment opportunities and creating sustainable centres in which to live. The Scenario supports development in Other towns and villages of appropriate size and scale, and in a sequential manner from the existing town/village centre out.

The rural areas are developed in a sustainable manner to facilitate:

- Permanent housing needs in areas that have sustained population loss;
- Genuine residential needs of pre-determined categories of people in areas identified as being under Strong Urban Influence; and
- Rural or resource dependent activities such as agriculture, forestry, fishing and renewable energy.

Scenario 3 has regard to the strategic potential of different parts of the County and the development of this potential in a sustainable manner. It also supports the protection of the County's considerable natural, built and cultural resources including the protection of the integrity of the Natura 2000 network; a number of environmental aspects are predicted to be improved as a consequence of implementation of this scenario.

The Core Strategy represents the practical demonstration of Scenario 3 through the Settlement Hierarchy and Settlement Strategy (as shown diagrammatically on Map 1 Core Strategy Conceptual Map) and other supporting strategies in the Plan relating to Economic Development, Infrastructure, Environment, Heritage and Amenity, Social Infrastructure and Community Development and the Implementation and Monitoring Strategy.

**3.3.10 Environmental Evaluation**

<b>Likely to Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs- likely to be mitigated by measures	Probable <b>Conflict</b> with status of EPOs- unlikely to be mitigated by measures
P1; WM1 & WM2; AR1, AR2, N1; DW2	W1 & W2; CF2; T3	L1; HH1		SG1 SG2 SG3; AH1; A1; T1, T2; B1; WW1; DW1	

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MA Ref. no.	Policy / objective with material alteration	Likely to <b>Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs-likely to be mitigated by measures	<b>Probable Conflict</b> with status of EPOs-unlikely to be mitigated by measures	Comments
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**3.4 Evaluation of Material Alterations to the Draft Plan – policies and objectives**

The following matrix demonstrates the material alterations to policies and objectives of the Draft Plan and identifies and evaluates the likely environmental effects of implementing the Draft Plan with these material alterations.

Table 3.1 Material alterations to the Draft Plan – evaluation of environmental effects

MA Ref. no.	Policy / objective with material alteration	Likely to <b>Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs-likely to be mitigated by measures	<b>Probable Conflict</b> with status of EPOs-unlikely to be mitigated by measures	Comments
V1-T18	<del>HG-02 It is an objective of the Council to encourage those seeking to build a dwellinghouse to purchase vacant housing, or other vacant properties that can be converted to a house, in preference to constructing a new house.</del>	DW2	T2, T3	AR1, AR2, N1; DW1; WW1	L1	SG1 SG2 SG3; CF2; HH1; T1; W1 & W2; B1	P1;	
V1-T27	<b>Specific Housing Needs</b>  AL-01 It is an objective of the	P1; HH1	CF2; W1 & W2; SG1 SG2 SG3;	WM1 & WM2; DW2	T2	AH1; L1; A1; AR1,AR2, N1; T1		

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs-likely to be mitigated by measures	Probable Conflict with status of EPOs-unlikely to be mitigated by measures	Comments
	Council to ensure that those with specific housing needs, such as the elderly, persons with a disability, homeless people and Travellers are accommodated in a manner which is appropriate to their specific needs.		T3; B1; WW1; DW1; CF1					
V1-T27	AL-02 It is an objective of the Council to support the development of housing for specific housing needs, including the concept of independent living for older people and people with a disability and to ensure where possible that housing for such groups is integrated with mainstream housing.	P1; HH1	CF2; W1 & W2; SG1 SG2 SG3; T2, T3; WW1; DW1; CF1	WM1 & WM2; DW2	B1	L1; AH1; A1; AR1,AR2, N1; T1		
V1-T27	AL-03 It is an objective of the Council to facilitate the provision of appropriate accommodation for older/dependent relatives within close proximity to the	WM1 & WM2; HH1	T2, T3; WW1; DW1; CF1	DW2	N1; B1	P1; L1; CF2; W1 & W2; SG1 SG2 SG3; AH1; A1; AR1,AR2; T1		

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs- likely to be mitigated by measures	Probable Conflict with status of EPOs- unlikely to be mitigated by measures	Comments
	existing family home.							
V1-T27	AL-04 It is an objective of the Council to take reasonable steps to secure the implementation of the West Regional Homeless Action Plan 2012-2016 and any subsequent adopted plans.	P1; T1; HH1	CF2; W1 & W2; SG1 SG2 SG3; T2, T3; WW1; DW1; CF1	DW2	WM1 & WM2; AR2; B1	L1; AH1; A1; AR1, N1		
V1-T27	AL-05 It is an objective of the Council to take reasonable steps to secure the implementation of the Traveller Accommodation Plan 2009-2013 and any subsequent adopted plans.	P1; T1; HH1	CF2; W1 & W2; SG1 SG2 SG3; T2, T3; WW1; DW1; CF1	DW2	WM1 & WM2, AR2; B1	L1; AH1; A1; AR1, N1		
V1-T29	TV-01 It is an objective of the Council to promote appropriate development and appropriate growth in other towns, villages, rural villages and countryside in an effort to ensure ongoing rural sustainability. <del>the sustainable development and appropriate growth of Other Towns &amp;</del>	P1; WM1 & WM2; HH1; T2; DW2	T3; CF1		B1	W1 & W2; CF2; L1; SG1 SG2 SG3; AH1; A1; AR1, AR2, N1; T1; DW1; WW1		

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs-likely to be mitigated by measures	Probable Conflict with status of EPOs-unlikely to be mitigated by measures	Comments
	Villages and the Rural Villages in the Settlement Strategy by ensuring <del>any</del> new development respects the scale and character of the existing settlement.							
V1-T41	RE-02 It is an objective of the Council to identify at least one renewable energy hub in the County which will allow for the development of renewable energy devices and associated infrastructure/ vessels/ equipment and deployment of the same having regard to the needs of the industry while ensuring no adverse impact on the environment including Natura 2000 sites.	WM1 & WM2, AR1, AR2;	P1; CF2; T2, T3; DW1; DW2; WW1; CF1	HH1		W1 & W2; L1; SG1 SG2 SG3; AH1; A1; N1; T1; B1		
V1-T52	RD-01 It is an objective of the Council to protect the capacity and safety of the National Road Network and Strategically Important Regional Road network (listed in Appendix 4) in the County		W1 & W2; CF2; WM1 & WM2; DW1, DW2; WW1	B1	A1; AR1, AR2	P1; L1; SG1 SG2 SG3; AH1; N1; HH1; T2, T3	T1	

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs- likely to be mitigated by measures	Probable Conflict with status of EPOs- unlikely to be mitigated by measures	Comments
	and ensuring compliance with the Spatial Planning and National Roads Planning Guidelines (January 2013)							
V1-T53	RD-04A It is an Objective of the Council in conjunction with the Roads SPC to look at the feasibility of constructing pull in points on all local primary and local secondary roads in order to allow slow moving traffic to pull over.	HH1; T3	P1; W1 & W2; CF2; WM1 & WM2; AR1, AR2; T3; DW1; DW2; WW1; CF1			L1; SG1 SG2 SG3; AH1; A1; N1; T1; B1		
V1-T68	FS-01 It is an objective of the Council to restrict inappropriate development in areas at risk of flooding (inland or coastal) as identified on the <del>CFRAM flood hazard maps</del> and flood risk maps, erosion and other natural hazards or would cause or exacerbate such a risk at other locations. As part of	SG1 SG2 SG3; T1; DW2; B1	P1; W1 & W2; CF2; WM1 & WM2; AR1, AR2, N1; HH1; T2, T3	DW1; WW1	AH1	L1; A1; CF1		

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs-likely to be mitigated by measures	Probable Conflict with status of EPOs-unlikely to be mitigated by measures	Comments
	<p>this, the Planning Authority shall require a Flood Risk Assessment and/or a Landslide Risk Assessment for any new development.</p>							
V1-T84	<p>AC-03 It is an objective of the Council to support and promote the development of an inter-county coastal path linking Mayo, Galway and Sligo subject no significant adverse effects on the environment including the integrity of any Natura 2000 site.</p>	AR1, AR2, N1; T3	P1; WM1 & WM2; HH1; T2; DW1; DW2; WW1; CF1			W1 & W2; CF2; L1; SG1 SG2 SG3; AH1; A1; T1; B1		
V1-T95	<p>O-04 It is an objective of the Council to: Support the provision of an extensive range of services (e.g. health, nursing homes, education, postal, recreation) and community facilities (e.g. community buildings, youth</p>	WM1; HH1; T2	P1; W1 & W2; CF2; WM2; T3; DW1; WW1; B1	AR1, AR2; DW2	CF1	L1; SG1 SG2 SG3; AH1; A1; AR1, AR2, N1; T1; B1		



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MA Ref. no.	Policy / objective with material alteration	Likely to <b>Improve</b> status of EPOs	<b>No Likely</b> interaction with status of EPOs	<b>Neutral</b> Interaction with status of EPOs	<b>Uncertain</b> interaction with status of EPOs	Potential <b>Conflict</b> with status of EPOs-likely to be mitigated by measures	<b>Probable Conflict</b> with status of EPOs-unlikely to be mitigated by measures	Comments
	<p>centres, sports facilities, recycling facilities, recreational grounds) by supporting the retention and further provision of services at appropriate locations in the Key Towns</p> <p>b. Ensure access to housing in accordance with the Mayo Housing Strategy.</p> <p>c. Support the investment in health care centres in the immediate areas both in and around the Key Towns.</p>							
V1-T131	Amendment to Table 19, Appendix 4		W1 & W2; CF2; AH1; A1; AR1, AR2, N1;	DW2; CF1	WM1 & WM2	P1; HH1; T1, T2, T3; L1		
<p><b>National and Strategically Important Regional Roads in Co. Mayo</b></p> <p><b>Table 19</b></p> <p><b>Road Classifications in Co. Mayo</b></p>								

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs- likely to be mitigated by measures	Probable Conflict with status of EPOs- unlikely to be mitigated by measures	Comments
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National Roads		Strategically Important Regional Roads	
Road Number	Road Classification	Road Number	Section
N5	National Primary Road	R294	Ballina-Bonniconlon
N17	National Primary Road	R310	Ballina-Castlebar
N26	National Primary Road	R311	Castlebar-Newport
N58	National Secondary Road	R312	Castlebar-Bellacorrick
N59	National Secondary Road	R313	Belmullet-Bangor-Erris
N60	National Secondary Road	R314	Ballina-Killala
N83	National Secondary Road	R323	Kiltimagh-Ballyhaunis
N84	National Secondary Road	R334	Ballinrobe-Co. Galway
		R335	Westport-Louisburgh
		R327	Claremorris-Cloonfad
		R331	Ballinrobe-Claremorris
		R321	Ballylahan-Kiltimagh

Where B1 is EPO for Biodiversity, Flora and Fauna, P1 is EPO for Population, HH1 is EPO for Human Health, SG1 – 3 are EPOs for Soils and Geology, W1 & W2 are EPOs for Water, AR1 & AR2 are EPOs for Air, N1 is EPO for Noise, CF1 & CF2 are EPOs for Climatic Factors, T1, T2 & T3 are EPOs for Transport infrastructure, WM1 & WM2 are EPOs for Waste Management Infrastructure, DW1 & DW2 are EPOs for Drinking Water, WW1 is EPO for Wastewater Infrastructure, EC1 is EPO for Energy and Communications, F1 is EPO for Forestry, FA1 is EPO for Fisheries and Aquaculture, A1 is EPO for Archaeological Heritage, AH1 is EPO for Architectural Heritage and L1 is EPO for Landscape

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs- likely to be mitigated by measures	Probable Conflict with status of EPOs- unlikely to be mitigated by measures	Comments
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**3.5 Evaluation of Material Alterations to the Draft Plan – amendments to zoning in Area Plans for the Key Towns**

Regarding land use zoning / rezoning material alterations in the context of Area Plans of the Key Towns of Mayo, it was considered a clearer method of documenting the SEA process by evaluating these independently of the preceding material amendments. It should be noted that maps to demonstrate the zoning material alterations have not been reproduced in this document; they can be viewed in the *Proposed Amendments to the Draft Mayo County Development Plan 2014 – 2020* document.

Table 3.2 Material alterations to Area Plans for the Key Towns – evaluation of environmental effects

Area Plans for the Key Towns								
Area Plans for the Key Towns – Ballinrobe								
V1-T101 & V1-M9	KTBE-18 It is an objective of the Council to consider the development of the Opportunity Sites shown on Map BE1 in accordance with the land uses generally permitted as outlined in the Land Use Zoning Matrix.	P1	T2, T3; DW1; WW1	AR2; HH1	AR1, N1; CF2; DW2; CF1	A1; T1; W1 & W2; L1	AH1; B1	
V1-T102 & V1-M10	KTBE-19 It is an objective of the Council to consider the historical, cultural, landscape and geographical importance of the Military Barracks/Cranmore House area as a fundamental aspect of any development proposals on the lands zoned for Opportunity Sites 1 and 2 on the Land Use Zoning Map BE1. Any	P1; HH1	AR1, AR2, N1; T2, T3; CF2; DW1; DW2; WW1	T1; W1 & W2; CF1		A1; AH1; B1	L1	

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs-likely to be mitigated by measures	Probable Conflict with status of EPOs-unlikely to be mitigated by measures	Comments
	development proposals will be subject to an architectural conservation and historical/cultural study.							
V1-M6	Rezoning of lands from Recreation & Amenity to Opportunity Site 1	P1	T2,T3		DW2; WW1	AR1,AR2,N1; A1; AH1; W1 & W2; HH1; CF2; T1; CF1	L1; B1	Boundary to be considered. See V1-M9
V1-M7	Rezoning of lands from Recreation & Amenity to Opportunity Site 2	P1	T2, T3		DW2; WW1	AR1,AR2,N1; A1; AH1; W1 & W2; HH1; CF2; T1; CF1	L1; B1	Boundary to be considered very carefully. See V1-M9
<b>Area Plans for the Key Towns – Ballyhaunis</b>								
V1-M11	Updated Seveso II consultation zone	AR1; HH1	AR2, N1; P1; W1 & W2; T2, T3; CF2; DW2; B1	CF1	T1	A1; AH1; L1		
<b>Area Plans for the Key Towns – Claremorris</b>								
V1-T109 & V1-M23	<b>KTCS-22</b> It is an objective of the Council to consider the development of the Opportunity Site shown on Map CS1 in accordance with the land uses generally permitted as outlined in the land Use Zoning Matrix.		AR2; P1; T2, T3; DW1; DW2; WW1		AR1, N1	A1; AH1; T1; W1 & W2; HH1; CF2; L1; CF1; B1		
V1-M14	Zoning of lands as Industry		AR2; P1; T2, T3;	AR1, N1	WW1	A1; AH1; HH1;		

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<b>MA Ref. no.</b>	<b>Policy / objective with material alteration</b>	<b>Likely to Improve status of EPOs</b>	<b>No Likely interaction with status of EPOs</b>	<b>Neutral Interaction with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>Potential Conflict with status of EPOs- likely to be mitigated by measures</b>	<b>Probable Conflict with status of EPOs- unlikely to be mitigated by measures</b>	<b>Comments</b>
			DW2			W1&W2; CF2; T1; L1; CF1; B1		
V1-M16	Zoning of lands as Opportunity Site		AR1, AR2; P1; T2, T3; DW2		N1; WW1	A1; AH1; W1&W2; HH1; CF2; T1; L1; CF1; B1		
V1-M19	Rezoning of lands from Recreation & Amenity to Enterprise & Employment		AR2; P1; T2, T3	HH1	AR1; DW2; WW1	N1; A1; AH1; W1&W2; CF2; T1; L1; CF1; B1		
V1-M22	Updated Seveso II Consultation Zone	AR1; HH1	AR2; P1; W1&W2; T2, T3; CF2; DW2; B1	CF1	N1; WW1	A1; AH1; T1; L1		
V1-M23	Insertion of KTCS-22		P1; T2, T3	DW2; CF1	AR2; WW1	AR1, N1; A1; AH1; HH1; W1&W2; CF2; T1; L1; B1		
<b>Area Plans for the Key Towns – Charlestown</b>								
V1-M25	Rezone Lands from Recreation & Amenity to Residential High Density Phase 2	AR2; P1	T2, T3; DW2	N1	AH1; WW1; DW1	AR1; A1; HH1; W1&W2; CF2; T1; L1; CF1; B1		

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MA Ref. no.	Policy / objective with material alteration	Likely to Improve status of EPOs	No Likely interaction with status of EPOs	Neutral Interaction with status of EPOs	Uncertain interaction with status of EPOs	Potential Conflict with status of EPOs- likely to be mitigated by measures	Probable Conflict with status of EPOs- unlikely to be mitigated by measures	Comments
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Area Plans for the Key Towns – Knock								
V1-T122	KTKK-10 It is an objective of the Council to address the serious issue of traffic safety in the proximity of the sports club on the R323, by extending the reach of the lower speed limit from its current position to a position West of the sports facility and to implement permanent traffic calming measures in the vicinity of the sports facility on the R323 and for this work to be completed before the end of 2014	HH1	AR1, AR2; A1; P1; W1 & W2; T2, T3; DW1; DW2; WW1; B1; CF1		AH1; CF2;	N1; L1	T1	
V1-M30	Zone lands as Recreation & Amenity	HH1	N1, AR1, AR2; P1; W1 & W2; T2, T3; DW2	CF1	WW1	A1; AH1; CF2; T1; L1; B1		
V1-31	Rezone lands from Recreation & Amenity to Residential Low Density Phase 2	AR2; P1	T2, T3; DW2	HH1; CF1	N1; WW1	AR1; A1; AH1; W1 & W2; CF2; T1; L1; B1		
V1-M33	Rezone lands from Agriculture to residential High Density Phase 2	AR2; P1	T2, T3; DW2	HH1; CF1	W1 & W2; WW1	AR1, N1; A1; AH1; CF2; T1; L1; B1		
V1-M35	Rezone lands from Agriculture to Residential High Density Phase 2	AR2; P1	T2, T3; DW2	HH1; CF1	W1 & W2; WW1	AR1, N1; A1; AH1; CF2; T1; L1; B1		

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<b>MA Ref. no.</b>	<b>Policy / objective with material alteration</b>	<b>Likely to Improve status of EPOs</b>	<b>No Likely interaction with status of EPOs</b>	<b>Neutral Interaction with status of EPOs</b>	<b>Uncertain interaction with status of EPOs</b>	<b>Potential Conflict with status of EPOs- likely to be mitigated by measures</b>	<b>Probable Conflict with status of EPOs- unlikely to be mitigated by measures</b>	<b>Comments</b>
V1-M38	To accommodate added objective KTKK-10	HH1	AR1, AR2; A1; P1; W1 & W2; T2, T3; B1; CF1		DW2; WW1	N1; AH1; CF2; L1	T1	
<b>Area Plans for the Key Towns – Swinford</b>								
V1-T126	KTSD-04 It is an objective of the Council to protect and enhance areas considered unique and important in the town such as the Courthouse, the Famine Graveyard and Church of Ireland Graveyard, the Church, and the Railway Bridge, the Signal Box and the Water Tower.	AH1	N1, AR1, AR2; P1; HH1; T2, T3; DW1; DW2; WW1; B1	T1; CF1	W1 & W2	A1; CF2; L1		
V1-T129 & V1-M48	KTSD-17 It is an objective of the Council to consider the development of the Opportunity Site shown on Map SD1 in accordance with the land uses generally permitted as outlined in the land Use Zoning Matrix.	P1; HH1	T2, T3; DW1; WW1	AR2	AH1; DW2; CF1	AR1, N1; A1; T1; W1 & W2; CF2; T1; L1; B1		
V1-M42	Zone lands as Opportunity Site	P1; HH1	T2, T3	AR2	AH1; DW2; WW1; CF1	N1, AR1; A1; W1 & W2; CF2; T1; L1; B1		
V1-M43	Rezone lands from Agriculture to Residential Low Density Phase 2	AR2; P1	T2, T3; DW2	HH1; CF1	N1; AH1; W1 & W2;	AR1; A1; CF2; T1; L1;		

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V1-M44	Rezone lands from Recreation & Amenity to Residential Low Density Phase 2	AR2; P1	T2, T3	HH1; CF1	WW1 N1; AH1; DW2; WW1	B1 AR1; A1; W1 & W2; CF2; T1; L1; B1		
V1-M48	To accommodate added Objective KYSD-17	HH1	P1; T2, T3	AR2; CF1	AH1; DW2; WW1	N1, AR1; A1; W1 & W2; CF2; T1; L1; B1		
V1-M49	Deleted Strategic Link	N1	A1; P1; HH1, T2; CF2; DW2	AR2, AR1; W1 & W2; T1; CF1	AH1, T3; WW1	L1		
<p><i>Where B1 is EPO for Biodiversity, Flora and Fauna, P1 is EPO for Population, HH1 is EPO for Human Health, SG1 – 3 are EPOs for Soils and Geology, W1 &amp; W2 are EPOs for Water, AR1 &amp; AR2 are EPOs for Air, N1 is EPO for Noise, CF1 &amp; CF2 are EPOs for Climatic Factors, T1, T2 &amp; T3 are EPOs for Transport infrastructure, WM1 &amp; WM2 are EPOs for Waste Management Infrastructure, DW1 &amp; DW2 are EPOs for Drinking Water, WW1 is EPO for Wastewater Infrastructure, A1 is EPO for Archaeological Heritage, AH1 is EPO for Architectural Heritage and L1 is EPO for Landscape</i></p>								



**3.6 Conclusion of Evaluation of Material Alterations to Volume 1 of the Draft Plan**

In terms of the evaluation of the material alterations to the Draft Plan, it has been demonstrated that of those alterations proposed, a number have been predicted to improve the status of EPOs, which essentially infers an improvement to the existing environment. Additionally, a number of material alterations have been predicted to result in significant environmental effects which can be prevented, reduced or as fully as possible offset by appropriate measures.

However, a number of significant effects **not** deemed to be mitigated were identified during the SEA of the material alterations to the Draft Plan. Essentially, significant effects are predicted as a consequence of some material alterations to the Draft Plan and since it is envisaged that these cannot be prevented, reduced or as fully as possible offset by measures, it is recommended that the following material alterations not be made to the Draft Plan, in an attempt to avoid significant adverse effects on the environment. The following table summarises those material alterations which are predicted to result in significant effects on the environment. Each Material Alteration listed has a reference number which corresponds with those listed in the document *Proposed Amendments to the Draft Mayo County Development Plan 2014 – 2020*.

Table 3.3 Summary of Material Alterations to the Draft Plan with predicted **significant effects** on the environment unlikely to be mitigated by measures

<b>MA ref. no.</b>	<b>Policy / objective with material alteration</b>	<b>Environmental element on which significant effects are predicted and unlikely to be mitigated by measures</b>
V1-T4	Draft Plan Goal 1	Biodiversity, flora and fauna
V1-T10	Rural population density targets	Population, biodiversity, flora and fauna
V1- T11	The Settlement Strategy	Landscape, biodiversity, flora and fauna
V1-T18	Deletion of HG-03	Population
V1-T52	Amendment of objective RD-01	Material Assets – transport infrastructure
<b>Area Plans for the Key Towns – Ballinrobe</b>		
V1-T101 & V1-M9	Inclusion of KTBE-18	Cultural heritage – architectural heritage, biodiversity, flora and fauna
V1-T102 & V1-M10	Inclusion of KTBE-19	Landscape
V1-M6	Rezoning of lands from Recreation & Amenity to Opportunity Site 1	Landscape, biodiversity, flora and fauna
V1-M7	Rezoning of lands from Recreation & Amenity to Opportunity Site 2	Landscape, biodiversity, flora and fauna
<b>Area Plans for the Key Towns – Knock</b>		
V1-T122	Inclusion of KTKK-10	Material Assets – transport infrastructure
V1-M38	To accommodate added objective KTKK-10	Material Assets – transport infrastructure

## **4 Review of Material Alterations to the Draft Plan – Volume 2**

### **4.1 Introduction**

This section of Addendum No. 1 to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Mayo County Development Plan 2014-2020 details the effects on the environment of the proposed material alterations to *Volume 2 Planning Guidance and Standards for Development in Mayo*. Having considered the Manager's Report and the Draft Plan at Special Meetings of Mayo County Council on October 7<sup>th</sup>, October 21<sup>st</sup> and November 4<sup>th</sup>, 2013, the members of Mayo County Council resolved to amend the Draft Plan in accordance with Section 12 of the Planning and Development Acts 2000 to 2013.

Volume 2 of the Draft Plan provides information to guide potential developers and the public about standards that are required for development and as such, is designed to encompass all relevant legislation, standards and guidance on planning and environmental considerations. Essentially then, this volume of the Draft Plan details the mitigation measures for which the adverse effects on the environment as a consequence of implementing the Draft Plan will be prevented, reduced and / or as fully as possible offset, in accordance with Article 5 and Annex I (g) of the SEA Directive.

A number of material alterations were made to Volume 2 and consequently it was necessary to evaluate those changes against all environmental elements to identify, describe and evaluate which, if any, of these material alterations will result in significant environmental effects or the weakening of appropriate mitigation measures.

Again, it is advisable to read this document in conjunction with *Proposed Amendments to the Draft Mayo County Development Plan 2014 – 2020; Volume 2 Planning Guidance and Standards for Development in Mayo*.

### **4.2 Evaluation of Material Alterations to the Draft Plan - Volume 2**

The evaluation of Volume 2 of the Draft Plan was undertaken in a methodical format, where each proposed amendment was examined with respect to each environmental element and a conclusion drawn as to whether or not this proposed amendment / material alteration would result in significant effects on the environment including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape in addition to the interrelationship between these factors. While a number of the proposed amendments are considered material alterations, others are not strictly defined as material alterations. However, it was considered good practice to evaluate all proposed amendments as some, in combination with other amendments to the Draft Plan have potential to result in cumulative significant effects and should therefore be highlighted.

A number of material alterations to Volume 2 strengthened the existing guidance and standards and therefore reinforced the protection of the environment; these alterations have been shown in this document, in order to illustrate the complete SEA process. The alterations which were predicted to have significant effects on one or more environmental issues and which may or may not be mitigated are highlighted in this section and discussed in more detail in the succeeding section. Similar to the evaluation process adopted for Volume 1 of the Draft Plan and in the original SEA Environmental Report, each environmental

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element is associated with an Environmental Protection Objective; it is the insertion of this objective into the following matrix which demonstrates the predicted effects on the environment of each proposed amendment and the feasibility of mitigation, or not, as the case may be. The proposed amendment(s) which are deemed likely to result in significant effects on the environment and not likely to be offset, reduced or as fully as possible prevented by mitigation are those which are highlighted in grey in the following table.

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Proposed Amendment Reference	Amendment Details	Positive effects / no effects	Significant effects which can be mitigated	Significant effects not likely to be mitigated	Comments
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Table 4.1 Evaluation of Proposed Amendments / Material Alterations to Volume 2 of the Draft Plan

Proposed Amendment Reference	Amendment Details	Positive effects / no effects	Significant effects which can be mitigated	Significant effects not likely to be mitigated	Comments
<b>Residential Development (1 or more houses)</b>					
V2-T1	Deleted Sections 1.1; 1.2 and 1.3, General	AR2; A1; AH1; T2, T3; CF1; DW1, WW1	P1; SG2; AR1; T1; DW2; W1 & W2; CF2; HH1	WM1 & WM2; L1; B1	
V2-T2	Altered Text Section 2.3 , Rural Areas	P1; WM1 & WM2; CF2; T2, T3;	SG2; AR2; T1; A1; AH1; W1 & W2; DW1, DW2; HH1; CF1; WW1	L1; B1	
V2-T3	Altered Text Section 2.3.1, Rural Areas	AR1 & AR2, N1; WM1 & WM2; A1; AH1; CF2; T2, T3; CF1; DW1; WW1	SG1-3; T1; L1; W1 & W2; DW2; HH1;	P1; B1	
V2-T4	Deleted Section 2.3.1.2 , Rural Areas	AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; AH1; CF2; HH1; T2, T3; CF1; WW1	SG1-3; T1; W1 & W2;	P1; L1; B1	
V2-T5	Altered Text Section 2.3.1.3 , Rural Areas	AR1 & AR2, N1; WM1 & WM2; DW2; A1; AH1; CF2; HH1; T2, T3; CF1; DW1; WW1	SG1-3; T1; L1; W1 & W2;	P1; B1	
V2-T6	Deleted Section 2.3.1.4, Rural Areas	SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; AH1; CF2; T2, T3; CF1; WW1	T1; L1; W1 & W2; HH1;	P1; B1	The 'Sustainable Rural Housing Guidelines for Planning Authorities' April 2005 states that an Occupancy Condition should be attached to a planning permission in circumstances where the need to live at a particular location has been established and that this should be imposed under Section 47 of the Planning Act.

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<b>Proposed Amendment Reference</b>	<b>Amendment Details</b>	<b>Positive effects / no effects</b>	<b>Significant effects which can be mitigated</b>	<b>Significant effects not likely to be mitigated</b>	<b>Comments</b>
V2-T7	Added New Section 2.3.3 , Rural Areas	P1; AR2; WM1 & WM2; DW1, DW2; CF2; HH1; T2, T3; WW1	SG1-3; AR1; T1; A1; L1; AH1; W1 & W2; CF1	B1	
V2-T8	Deleted Old Section 2.3.3 , Rural Areas	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; AH1; CF2; HH1; T2, T3; CF1; WW1	T1; L1; W1 & W2;	B1	
V2-T9	Altered Text Section 3.1, Occupancy Condition	AR1 & AR2, N1; WM1 & WM2; A1; AH1; CF2; HH1; T2, T3; CF1; DW1; WW1	SG1-3; T1; L1; DW2;	P1; W1 & W2; B1	1) The change in occupancy clause does not comply with the 'Sustainable Rural Housing Guidelines for Planning Authorities' April 2005. 2) The proposed changes makes the use of the Occupancy Condition redundant
V2-T10	Altered Text Section 4.1, Ribbon Development	AR1 & AR2, N1; WM1 & WM2; AH1; T2, T3; CF1, DW1; WW1	SG1-3; T1; A1; L1; W1 & W2; CF2; HH1; DW2; B1	P1	1) Restricting Ribbon development to National Roads is contrary to the 'Sustainable Rural Housing Guidelines for Planning Authorities' April 2005. 2) This change could increase rural population in an unsustainable manner
V2-T11	Deleted Section 5.3 and Added New Section 5.3, Infill Development	AR1 & AR2, N1; WM1 & WM2; DW2; T2, T3; CF1; DW1; WW1	SG1-3; T1; A1; AH1; W1 & W2; CF2; HH1	P1; L1; B1	1) The deletion of the Section is contrary to the 'Sustainable Rural Housing Guidelines for Planning Authorities' April 2005. 2) This change could increase rural population in an unsustainable manner Regarding the text insertion:- 1) No Guidelines relating to this aspect 2) This change could increase rural population in an unsustainable manner
V2-T12	Added New Section 5.4, Infill Development	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; W1 & W2;	T1; L1; AH1; B1; CF1		

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<b>Proposed Amendment Reference</b>	<b>Amendment Details</b>	<b>Positive effects / no effects</b>	<b>Significant effects which can be mitigated</b>	<b>Significant effects not likely to be mitigated</b>	<b>Comments</b>
V2-T13	Altered Text Table 1, Plot Ratios	CF2; HH1; T2, T3; WW1 P1; SG1-3; T1; W; M1 & WM2; DW1, DW2; A1; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	AH1		
V2-T14	Deleted Text Section 6.2, Site Sizes in Rural Areas	AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; AH1; CF2; T2, T3; CF1; WW1	SG1-3; L1; W1 & W2; HH1; B1	P1	1) No Guidelines 2) The deleted text could increase rural population in an unsustainable manner
V2-T15	Altered Text Section 7.1.2, layout, Scale and Design	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T16	Altered Text Section 7.1.6, Layout, Scale and Design	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; B1; CF1; WW1			
V2-T17	Altered Text Section 7.2.1, Layout, Scale and Design in Urban Areas	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	L1		
V2-T18	Altered Text Section 7.3.1, Layout, Scale and Design in Rural Areas	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T19	Altered Text Section 9.1, Phasing	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2;			

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		DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T20	Added Text Section 10.1, Ancillary Buildings	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T21	Deleted Text Section 10.4, Ancillary Buildings	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1, WW1			
V2-T22	Added Text Section 11.2, Storage and Service Areas	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T23	Altered Text Section 14.2.1, Private Open Space	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T24	Added text Section 14.2.2, Private Open Space	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T25	Altered Text Section 14.3.1, Landscaping	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; W1	CF2		

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		& W2; HH1; T2, T3; B1; CF1; WW1			
V2-T26	Added Text Section 14.3.3, Landscaping	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1			
V2-T27	Altered Text Section 14.4.1, Boundaries	P1; SG1-3; AR1 & AR2, N1; T1; WM 1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; HH1; T2, T3; B1; CF1; WW1	CF2		
V2-T28	Altered Text Section 14.4.2, Boundaries	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T29	Deleted Section 14.4.3, Boundaries	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1			
V2-T30	Added Text Section 15.2, Smarter Travel	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	AH1		Text added to ensure compliance with guidelines
V2-T31	Altered Text Section 16.1.2, Access	SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; AH1; T2, T3; B1; CF1; WW1	T1; L1; W1 & W2; CF2; HH1	P1	1) This does not comply with the 'Spatial Planning and National Roads: Guidelines for Planning Authorities' Jan 2012 2) The elimination of Strategically Important Regional Road could increase rural population



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					in an unsustainable manner
V2-T32	Added Section 16.1.4 Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Section added to comply with Guidelines Such developments such take the ELV requirements of the Environmental Noise Regulations 2006 into account.
V2-T33	Altered Section 16.2.1, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added text to comply with guidelines
V2-T34	Added Text, Table 3, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added Standard to comply with guidelines
V2-T35	Added Text Section 16.3.2, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	AH1		Added text to comply with guidelines
V2-T36	Altered Text Section 16.4, Kerbed Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	A1		Added text complies with guidelines
V2-T37	Added Text, Table 4, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2,			Added text complies with guidelines

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V2-T38	Altered Text, Section 17.3.2, Bicycle Parking	T3; B1; CF1; WW1 P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added text complies with guidelines
V2-T39	Altered Text Table 7, Bicycle Parking	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added text complies with guidelines
V2-T40	Deleted Text Section 20.1.1, Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T41	Altered Text Section 20.1.2, Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; A1; L1; AH1; CF2; T2, T3; CF1; DW1; WW1	DW2; HH1	W1 & W2; B1	
V2-T42	Deleted Section 20.1.3, Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; A1; AH1; CF2; T2, T3; CF1	DW1, DW2; L1; HH1, WW1	W1 & W2; B1	
V2-T43	Added Text Section 20.1.4, now Section 20.1.3, Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; A1; L1; CF2; HH1; T2, T3; CF1; DW1; WW1	DW2; AH1	W1 & W2; B1	
V2-T44	Added Text Section 20.2.2, Sewerage	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 &			

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		W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T45	Added Text Section 20.2.3, Sewerage	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T46	Added Text Section 20.2.4, Sewerage	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	A1		
V2-T47	Altered Text Section 20.3 and 20.3.1, Surface Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; DW1, WW1	DW2		
V2-T48	Altered Text Section 21 and Added Text Section 21.2, Other Services	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; HH1; T2, T3; B1; CF1; WW1	A1; L1; AH1; W1 & W2; CF2		
V2-T49	Altered Text Section 22.1, Fire Services	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T50	Altered Text Section 23, Seveso II Sites	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Updated Regulations

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<b>Other Development (Part A)</b>					
V2-T51	Added Reference for Introduction	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T52	Deleted Section 28	AR1 & AR2, N1; DW2; A1; AH1; HH1; T2, T3; CF1	P1; SG1-3; WM1 & WM2; W1 & W2; CF2; DW1; WW1	T1; L1; B1	1) No guidelines 2) May have an indirect effect on increasing population in rural areas due to changes in criteria outlined in the residential section.
V2-T53	Added Text Section 29.3, Rural Enterprises	AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; CF2; HH1; T2, T3; B1; CF1; WW1	P1; SG1; A1; L1; AH1; W1 & W2		1) No Guidelines 2) May have an indirect effect on increasing population in rural areas due to changes in criteria outlined in the residential section. Allowing a greater range of rural enterprises allows for an increase in rural population under the changed criteria in the Residential Section
V2-T54	Added Text Section 29.4, Home Based e-working	SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; A1; AH1; T2, T3; CF1; DW1; WW1	P1; L1; W1 & W2; CF2; HH1; DW2; B1		1) No Guidelines 2) Could lead to an increase in rural population in an unsustainable manner
V2-T55	Altered Text Table 8	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T56	Deleted Section 32.1.4, Coastal Edge	P1; AR1 & AR2, N1; T1; WM1 & WM2; A1; AH1; CF2; T3; DW1; WW1	SG2; DW2; L1; T2, CF1	W1 & W2; HH1; B1	
V2-T57	Altered Text Section	P1; SG1-3; AR1 & AR2,			

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	35.1.1, Landscaping	N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T58	Altered Text Section 35.1.2, Landscaping	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; AH1; HH1; T2, T3; CF1; WW1	L1; W1 & W2; CF2; B1		
V2-T59	Added Text Section 35.1.3, Landscaping	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T60	Altered Text Section 35.2.1, Boundaries	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T61	Deleted Section 35.2.2, Boundaries	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	L1		
V2-T62	Added Text Section 37.1, Smarter Travel	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	AH1		Added text complies with guidelines
V2-T63	Added Text Section 38.1.1, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; AH1;	L1; HH1; T3; B1		

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		W1 & W2; CF2; T2; CF1; WW1			
V2-T64	Altered Text Section 38.1.2, Access	AR1 & AR2, N1; WM1 & WM2; DW1, DW2; A1; AH1; CF2; T2; CF1; WW1	P1; SG1-3; T1; L1; W1 & W2; HH1; T3; B1		1) This does not comply with the 'Spatial Planning and National Roads: Guidelines for Planning Authorities' Jan 2012 2) May have an indirect effect on increasing population in rural areas due to changes in criteria outlined in the residential section. Allowing a greater scope to develop rural enterprises potentially allows for an increase in rural population under the changed criteria in the Residential Section Air / noise: Ensure that consideration is given to the impact of noise at such access points and that impacts are mitigated re appropriate road design and layout
V2-T65	Added Text Table 9, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T66	Added Section 38.1.4, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added text complies with guidelines
V2-T67	Added Text Section 38.2, Assessments	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added text complies with guidelines
V2-T68	Added Text Table 10,	P1; SG1-3; AR1 & AR2,			

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	Access	N1; T1; WM1 & WM2; DW1, DW2; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T69	Added Text Section 38.3.2, Access Visibility	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1, WW1	AH1		Added text complies with guidelines
V2-T70	Added Text Section 38.5.1, Kerbed Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1, WW1	A1; AH1		Added text complies with guidelines
V2-T71	Added Text Section 39.3.1, Bicycle Parking	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added text complies with guidelines
V2-T72	Deleted Section 39.3.2, Bicycle Parking	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; T2, T3; B1; CF1; WW1	HH1		
V2-T73	Altered Text Section 40.3, Fencing	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; W1 & W2; CF2; T2, T3; B1; CF1; WW1	A1; L1; AH1; HH1		
V2-T74	Added Text Section 43.1, Advertising	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1,	T1; L1		

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		DW2; A1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T75	Added Text Section 43.3, Tourist Signs	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added to comply with guidelines
V2-T76	Added Text Section 44.1.1, Water	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; L1; AH1; CF2; T2, T3; CF1; WW1	T1; A1; HH1; B1	W1 & W2	
V2-T77	Deleted Text Section 44.1.2, Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T78	Altered Text Section 44.2.2, Sewerage	P1; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; CF1, CF2; T2, T3; WW1	SG2; L1; AH1; W1 & W2; HH1; B1		
V2-T79	Altered Text Section 44.3; 44.3.1, Surface Water	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T80	Added Text Section 45, Added New Section 45.2, Other Services	P1; SG1-3; AR1 & AR2, N1; WM1 & WM2; DW1, DW2; HH1; T2, T3; B1; CF1; WW1	T1; A1; L1; AH1; W1 & W2; CF2		
V2-T81	Altered Text Section 46,	P1; SG1-3; AR1 & AR2,			



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	Fire Services	N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T82	Altered Text Section 47, Seveso II Sites	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T83	Added New Section 52.2, Retail	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; L1; CF2; HH1; T2, T3; B1; CF1; WW1	A1; AH1; W1 & W2		Added text complies with guidelines
V2-T84	Altered Text New Section 52.4, Retail	P1; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; W1 & W2; CF2; HH1; T2, T3; CF1; WW1	SG1-3; A1; L1; AH1; B1		
V2-T85	Altered Text New Section 52.9, Retail	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T86	Added Text Section 55.3, Telecommunications	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T87	Added Text Section 58.1.2, Holiday Homes	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; W1 &	L1; AH1		

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		W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-T88	Added Text Section 58.2.4, Holiday Homes	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	L1; AH1		
<b>Volume 2 Appendices</b>					
V2-T89	Added Text to Table 3&9, Access	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1	AH1		Added text complies with guidelines
V2-T90	Added Diagram relating to Junction Design, Access	P1P; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			Added diagram to comply with guidelines
V2-T91	Updated Bicycling Parking Standards Table 14	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; L1; CF2; HH1; T2, T3; B1; CF1; WW1	A1; AH1		Change standard to comply with guidelines
V2-T92	Added Text, Environmental Impact Assessment, Appendix 5	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1			Added text to include reference to guidelines
V2-M1	Updated Consultation Distances for Seveso II Sites	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1;			Maps are updated consultation distance

**Addendum No. 1 to the Environmental Report documenting the Strategic Environmental Assessment of the Draft Mayo County Development Plan 2014-2020**

<b>Proposed Amendment Reference</b>	<b>Amendment Details</b>	<b>Positive effects / no effects</b>	<b>Significant effects which can be mitigated</b>	<b>Significant effects not likely to be mitigated</b>	<b>Comments</b>
		W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-M2	Added Core Strategy Conceptual Map	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
V2-M3	Added Rural Area Types Maps	P1; SG1-3; AR1 & AR2, N1; T1; WM1 & WM2; DW1, DW2; A1; L1; AH1; W1 & W2; CF2; HH1; T2, T3; B1; CF1; WW1			
<p><i>Where B1 is EPO for Biodiversity, Flora and Fauna, P1 is EPO for Population, HH1 is EPO for Human Health, SG1 – 3 are EPOs for Soils and Geology, W1 &amp; W2 are EPOs for Water, AR1 &amp; AR2 are EPOs for Air, N1 is EPO for Noise, CF1 &amp; CF2 are EPOs for Climatic Factors, T1, T2 &amp; T3 are EPOs for Transport infrastructure, WM1 &amp; WM2 are EPOs for Waste Management Infrastructure, DW1 &amp; DW2 are EPOs for Drinking Water, WW1 is EPO for Wastewater Infrastructure, EC1 is EPO for Energy and Communications, F1 is EPO for Forestry, FA1 is EPO for Fisheries and Aquaculture, A1 is EPO for Archaeological Heritage, AH1 is EPO for Architectural Heritage and L1 is EPO for Landscape</i></p>					

### **4.3 Effects on the Environment**

As evidenced by the evaluation shown in Table 4.2, there are a total of 19 proposed material alterations to Volume 2 of the Draft Plan which, either alone or in a cumulative manner, have potential for significant effects on the environment for which mitigation is not feasible. The primary objective of this addendum is to assess the material alterations to the Draft Plan and to identify whether there are significant environmental effects as a consequence of these alterations. It is considered, therefore, that since the material alterations proposed to Volume 2 of the Draft Plan are predicted to result in significant effects on aspects of the environment, these proposed alterations are not conducive to the protection of the environment and that there is conflict between the consideration of environmental issues relating to Mayo and the development of a county-based policy.

## **5 Conclusion**

This addendum to the Strategic Environmental Assessment Environmental Report has been prepared to document a number of issues raised by the EPA relating to the original Environmental Report prepared in 2013, in addition to providing a record of the strategic environmental assessment undertaken as respects of one or more than one proposed material alterations of the Draft Plan in order to identify, describe and evaluate the likely significant environmental effects of implementing the Draft Plan with these material alterations, in accordance with Section 12(7)(aa) of the Planning and Developments Acts, 2000 to 2013 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

Essentially, the key objective of the strategic environmental assessment of the Draft Plan with its proposed material alterations was to identify, describe and evaluate the likely significant environmental effects of implementing the Draft Plan and to predict if some or all of these significant effects can be mitigated, by the existing mitigation measures proposed in the Draft Plan. The addendum also considered whether the proposed material alterations reflected national and local policy and guidance and, wherever necessary, identified material alterations which did not comply with such policy.

To conclude, following the strategic environmental assessment of the proposed material alterations to the Draft Plan, it was concluded that a total of **30** are predicted to produce probable significant effects **not** deemed to be mitigated. Essentially then, since significant effects are predicted as a consequence of some material alterations to the Draft Plan and since it is envisaged that a number of these effects cannot be prevented, reduced or as fully as possible offset by measures, it is recommended that the material alterations highlighted throughout this document **not** be made to the Draft Plan, in order to prevent significant adverse effects on the environment within Mayo and beyond the county boundary.