

Castlebar LAP – Material Alterations

AA Screening Assessment

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Revision History

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S1_P01 21/08/2023	Draft Report	Martin McNamara
S3_P03 22/08/2023	Final Report	Martin McNamara

Contract

This report describes work commissioned by Mayo County Council. Anne Mullen of JBA Consulting carried out this work.

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Purpose

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Abbreviations

AA	Appropriate Assessment
CJEU	Court of Justice of the European Union
CIEEM	Chartered Institute of Ecology and Environmental Management
DEHLG	Department of Environment, Heritage and Local Government
DHLGH	Department of Housing, Local Government, and Heritage
EC	European Communities
EPA	Environmental Protection Agency
EU	European Union
GSI	Geological Survey Ireland
IROPI	Imperative Reasons of Over-riding Public Interest
LAP	Local Area Plan
LTP	Local Transport Plan
NBDC	National Biodiversity Data Centre
NPWS	National Parks and Wildlife Service
OPR	Office of the Planning Regulator
QI	Qualifying Interest
SAC	Special Area of Conservation
SPA	Special Protection Area
WFD	Water Framework Directive
ZoI	Zone of Influence

1. Introduction

In February 2022 the Draft Castlebar & Environs Local Area Plan 2023-2029 Written Statement along above was published, alongside the environmental assessments associated with the Plan – the Strategic Environmental Assessment and the Appropriate Assessment (Natura Impact Report). The draft Plan on public display from Tuesday 28th February 2023 to Tuesday 11th April 2023. Commentary from both members of the public and from consulting bodies were received.

The draft Plan and accompanying documents were displayed on the County Council's dedicated online public consultation portal at: <https://consult.mayo.ie/en/consultation/draft-castlebar-town-environs-local-area-plan-2023-2029>

During this consultation period submissions and observations were invited. Following the consultation period Written submissions or observations in respect of the Draft LAP, the SEA Environmental Report, AA Natura Impact Report and Strategic Flood Risk Assessment (SFRA) for Castlebar made to the Planning Authority during such period were collated. In total 46 submissions/observations were received during the public consultation period, including 11 from prescribed authorities/Key Stakeholders. The submissions are available for public viewing at <https://consult.mayo.ie/en/consultation/draft-castlebar-town-environs-local-area-plan-2023-2029>.

None of the submissions received directly related to the Natura Impact Report for the Plan.

Following the consultations period a Chief Executive's report and recommendations based on the submissions were generated. Following a review of submissions by the local council a number of Material Alterations are proposed to be made to original Draft Castlebar Local Area Plan.

This Appropriate Assessment Screening Document will assess the changes proposed by Material Alterations (land use only) with respect to the Habitats Directive and the potential for likely significant effects on Natura 2000 Sites identified during of the Natura Impact Report.

1.1 Form of the Report

The original Natura Impact Report for the Local Area Plan report remains in the same format and layout as originally and the Material Alterations are fully encompassed within this report, which will now be included as Appendix to the original report, and can be read as a standalone revision of the original Draft Plan. The main focus of the report will be changes to land use zonings, but alterations to policies/objectives or text arising from submissions within the written statement is also recorded.

How Alterations are Indicated

A table template is used to identify the alteration, which includes the submission reference number (based on the submission or chapter number/the relevant section/heading of the Draft Local Area Plan, followed by the details of the alterations.

Unchanged text:

Existing, unchanged text will remain in normal font.

Additions:

Additions to the text in the Castlebar Town and Environs Local Area Plan are shown in green font for example: **green font**.

Deletions:

Deletions to the text in the Castlebar Town and Environs Local Area Plan are shown in red font with strikethrough for example ~~strikethrough, red text~~.

1.2 Legislative Context and Methodology

No changes in legislative context occurred between the original Draft Natura Impact Report and the present assessment. Similarly, there has been no changes in methodology or in the guidance.

1.2.1 Desktop Study

The following Desktop sources were utilised during this assessment, and are presented here for completeness, as well as in the original report. A desktop study was conducted of available published and unpublished information, along with a review of data available on the National Parks and Wildlife

Service (NPWS) and National Biodiversity Data Centre (NBDC) web-based databases, to identify key habitats and species, including legally protected and species of conservation concern, that may be present within ecologically relevant distances from the project as explained below. A baseline habitat assessment was performed using satellite imagery of the site. The data sources below were consulted for the desktop study:

- Aerial photography available from www.osi.ie and Esri World Imagery.
- NPWS website (www.npws.ie) where Natura 2000 site synopses, data forms and conservation objectives were obtained along with Annex 1 habitat distribution data and status reports.
- River Basin Management Plans (DHLGH, 2022)
- NBDC Biodiversity Maps (maps.biodiversityireland.ie)
- Catchments (www.catchments.ie)
- Environmental Protection Agency Maps (<https://gis.epa.ie/EPAMaps>)
- Geological Survey Ireland (GSI) (www.gsi.ie)
- GSI - Groundwater data viewer (<https://dcenr.maps.arcgis.com>)
- Planning Applications (myplan.ie)
- I-webs data
- NPWS Roost Data for Lesser Horseshoe Bat (sensitive data request)

1.2.2 Likely Significant Effect Test

The test for AA screening is whether the project could have a 'Likely Significant Effect' (LSE) on any Natura 2000 site. A likely significant effect is defined as any effect that could undermine the conservation objectives of a Natura 2000 site, either alone or in combination with other plans or projects. There must be a causal connection between the project and the qualifying interest of the site which could result in possible significant effects on the site. The LSE test is a lower threshold for the screening assessment than 'adverse effect on site integrity' considered at Appropriate Assessment stage (Stage 2) as screening is intended to be a preliminary examination for potential effects.

The Zone of Influence was used to identify Natura 2000 sites that could be impacted by the project. For each of these sites, the Qualifying Interest features and their associated conservation objectives were identified, and the possibility of LSE was determined by a combination of location, ecological and hydrological connectivity, sensitivity of receptor and magnitude of the source of impact.

1.2.3 In-combination Screening

The possibility of in-combination effects are considered only at a high level. Where there is no effect at all via a pathway, there is no possibility of in-combination effects. Where an LSE is identified, the in-combination assessment is carried forwards to a Stage 2 Appropriate Assessment.

1.3 Limitations and constraints

The assessment necessarily relies on some assumptions, and it was inevitably subject to some limitations. These do not affect the conclusion, but the following points are recorded to ensure the basis of the assessment is clear:

- The LAP is a higher-level plan. Therefore, this assessment cannot include any detailed assessment of any developments that may arise from the implementation of this Plan. Where broad level assessments are required to determine the potential for cumulative or in-combination impacts, the precautionary principle is used.
- Any changes to the Plan will require re-assessment by a suitably qualified Ecologist to determine if further screening and assessment will be required. In all instances of this assessment, the precautionary principle is used.

2. Screening of Zoning Changes

A map of zoning changes is presented in Figure 2-1.

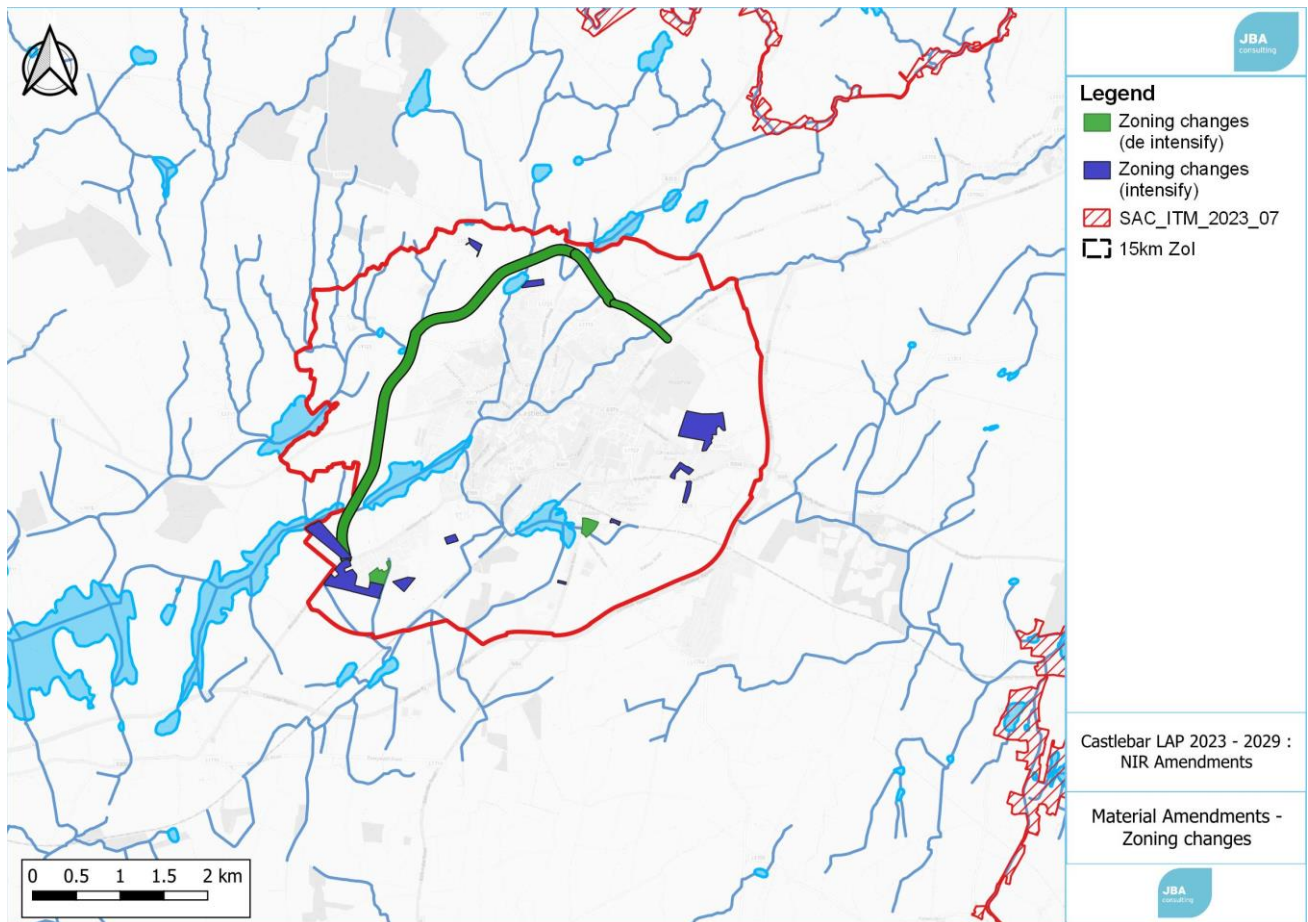


Figure 2-1: Oversight of the main zoning changes with respect to the SAC

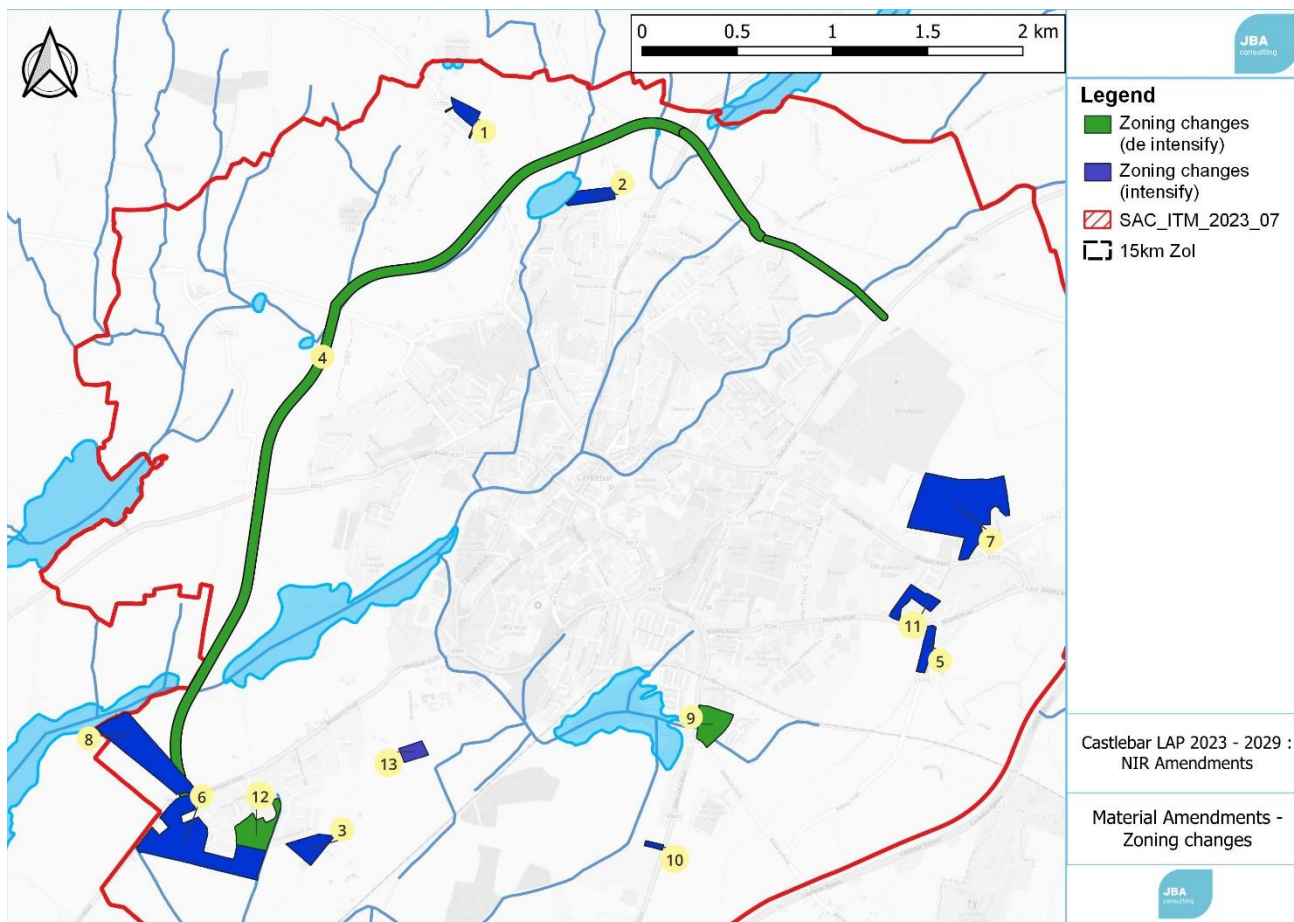
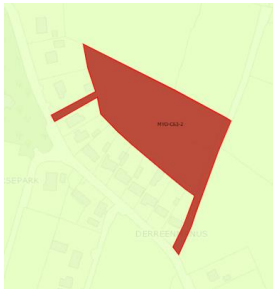




Figure 2-2: Map of zoning changes, with labels, to refer to the Table of Assessment (Table 2-1).

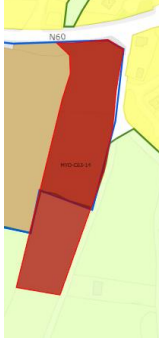


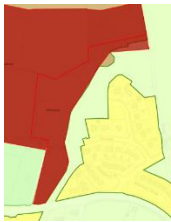
2.1 Table of Zoning Changes

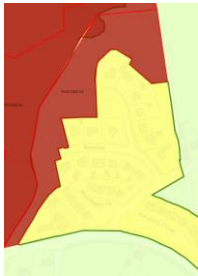



The following changes in zoning have been compiled, and mapped by JBA (using information from Mayo CC) to assist with the appropriate assessment. Where no change in zoning has occurred the submission and result has been recorded, but not mapped.





Table 2-1: Table of Zoning changes, with screening commentary and result.

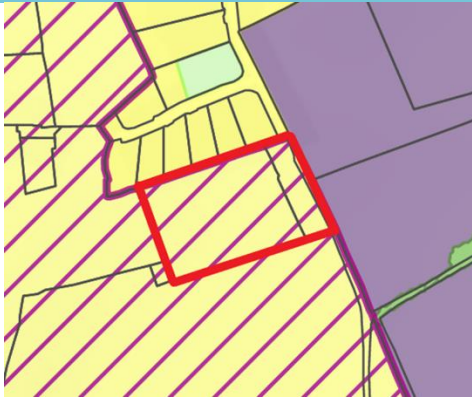
Submission	Rezoned area and type of rezoning	Screening commentary and result
MYO-C63-2 Martin & Helen Gaughan	Rezone lands for Residential  The subject land parcel is an area of approximately 3.3ha on a greenfield site to the rear of existing housing and is located at a considerable distance from the town centre and is currently zoned agricultural landuse.	Map Ref 1 (Figure 2-2). Development at this site would result in an intensification of use. This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP Policies and Objectives. However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the SAC network.
MYO-C63-3 –	Rezone from Agriculture to New Residential (as per	Map Ref 2 (Figure 2-2).

Submission	Rezoned area and type of rezoning	Screening commentary and result
<p>Michael Geraghty</p>	<p>drawing below)</p>  <p>The subject land parcel is an area of approximately 4.3ha on a greenfield site to the rear of existing housing and adjoins an unnamed waterbody, a freshwater lake. This land parcel is outside the Urban Wastewater Treatment Agglomeration boundary and habitats appear to be rough grassland.</p> <p>Areas in the vicinity of this site are historically noted to be karst (outcropping rock/pavement), and groundwater vulnerability is noted to be extreme/high.</p>	<p>Development at this site would result in an intensification of use.</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP Policies and Objectives.</p> <p>However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>MYO-C63- 9 - Grady Architects on behalf of Roonith Properties (TML)</p>	<p>Rezone lands from Agriculture to New Residential (as per map below).</p>  <p>This greenfield site covers an area of approximately 57203m2 (5.7ha) on a greenfield site a significant distance from the town centre of Castlebar. Aerial imagery indicates excavated soil with stones and some existing hedgerow at the southwestern boundary.</p>	<p>Map Ref 3 (Figure 2-2).</p> <p>Development at this site would result in an intensification of use.</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>MYO-C63-8 Brian Moran Ring Road removal of map</p>	<p>Ring Road removal of map</p> <p>The submission seeks to omit Objective MTO 7 (Northern Orbital Ring Road) from Section 7.10 (Movement and Transport Policy & Objectives) of the draft Plan for a number of reasons including since the publication of the 1980 Castlebar and Environs Plan, his lands (outlined in red on map below) have been seriously affected by the reservation of land for the Ring Road.</p> <p>This is a large parcel of greenfield land amounting to approximately (34ha), located between the Pontoon Road, Curradriish Road and is largely agricultural grassland with some hedgerows/field boundaries present. The land is also adjacent to Tuckers Lough located to the north of the site and a number of drains flow through the site that enter the lake. In addition, there are power lines traversing the subject lands.</p> <p>The LTP includes a rationale for the northern section of the Northern Orbital Ring Road (NORR). The route could unlock potential in the future for additional management of traffic in the town centre area enabling more allocation of road space on town centre streets to public realm enhancements, active travel and public transport providing an overall positive mode shift.</p>	<p>Map Ref 4</p> <p>This zoning will result in less development at this site. The removal of the road zoning will result in a reversion to the original zoning – agriculture. This would represent a de-intensification in terms of zoning potential for impact.</p> <p>No likely significant effect is predicted on the Natura 2000 network from this de-zoning.</p>
<p>MYO-C63-14 – TOM BOURKE & PADRAIC WALSH</p>	<p>Rezone lands from E&E and Agriculture to New Residential</p>	<p>Map Ref 5 – See Figure 2-2.</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or</p>

Submission	Rezoned area and type of rezoning	Screening commentary and result
	 <p>This greenfield land parcel is located at a distance from the town centre, between the N60 national road and Kilkenny Close, and comprises rough grassland with scrub/hedgerow at the southern boundary. The parcel of land is approximately 2.3ha.</p>	<p>achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>MYO-C63-16 – MARGARET COYNE Rezoned lands from Agriculture to New Residential</p>	 <p>This greenfield parcel is located at a distance from the town centre, a represents one of the larger changes in zoning. 11ha has been zoned. It links on the R309. The site is bounded by conifer forestry and boglands (some cutover) to the south. The site comprises some improved grassland, some rough grassland, areas of bog/fen, and hedgerows throughout.</p>	<p>Map Ref 6 – See Figure 2-2.</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>This is likely to be one of the more sensitive sites ecologically. However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>MYO-C63-22 – Gene McConway</p>	 <p>Rezoned R310-R311 roadlines from Plan.</p>	<p>Not mapped in Figure 2-2. Not rezoned</p>
<p>MYO-C63-21 – FRANCIS TOUHY</p>	 <p>This parcel is adjacent to the football grounds and fronts the R373. The lands are dominated by rough grazing/agricultural with a lane and some scrub vegetation on the northern boundary, it amounts to an area of approximately 6.9ha. It is bounded to the east by bog/fen. The area is noted as having high groundwater</p>	<p>Map Ref 7 – See Figure 2-2.</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>This is likely to be one of the more sensitive sites ecologically. However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>

Submission	Rezoned area and type of rezoning	Screening commentary and result
<p>MYO-C63-23 – ROSSLEE RESIDENTS GROUP (TOM MULCHRONE)</p>	<p>vulnerability.</p> <p>Rezone lands from E&E and Agriculture to New Residential</p>  <p>This parcel is adjacent to the football grounds and fronts the R373. The lands are dominated by rough grazing/agricultural with a lane and some scrub vegetation on the northern boundary, it amounts to an area of approximately 6.9ha. It is bounded to the east by bog/fen.</p> <p>The area is noted as having high groundwater vulnerability.</p>	<p>Map Ref 7 (see submission MYO-C63-21 above and MYO-C63-25 below)</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>This is likely to be one of the more sensitive sites ecologically. However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>MYO-C63-25 – John Flatley</p>	<p>Rezone lands from E&E to New Residential</p>  <p>This parcel is adjacent to the football grounds and fronts the R373. The lands are dominated by rough grazing/agricultural with a lane and some scrub vegetation on the northern boundary, it amounts to an area of approximately 6.9ha. It is bounded to the east by bog/fen.</p> <p>The area is noted as having high groundwater vulnerability.</p>	<p>Part of Map Ref 7 Mapped (see submission MYO-C63-21 and MYO-C63-23 above)</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>This is likely to be one of the more sensitive sites ecologically. However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>MYO-C63-27 – Michael McHale</p>	<p>Rezone lands from Northern Orbital Route</p> 	<p>Part of Map Ref 4.</p> <p>This zoning will result in less development at this site. The removal of the road zoning will result in a reversion to the original zoning – agriculture. This would represent a de-intensification in terms of zoning potential for impact.</p> <p>No likely significant effect is predicted on the Natura 2000 network from this de-zoning.</p>
<p>MYO-C63-30 – Kathleen & Eamon Courell-</p>	<p>Rezone lands from Agriculture/Northern Orbital Route to New Residential (as shown below)</p>  <p>This parcel is 7.3ha in size and adjoins the waterbody of Lough Lannagh. It is composed of unimproved wet grassland to the road edge, and is liable to flooding at the lake edge, with possible alluvial woodland. Potential for peatlands or Molinia meadow/marshlands in the areas liable to flooding.</p>	<p>Map Ref 8</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p>This is likely to be one of the most sensitive sites ecologically. However, the distance from the Natura Network, the existing AA process and existing mitigation is sufficient</p>

Submission	Rezoned area and type of rezoning	Screening commentary and result
		to continue to protect the Natura 2000 network.
<p>MYO-C63-34 – Mavenbrook Ltd</p>	<p>Rezone lands from New Residential / Recreation & Amenity to Mixed Use</p>  <p>This parcel is currently zoned new residential/recreation and amenity and is a greenfield site comprising rough grassland/agricultural grassland and scrub/extant hedgerows. It is approximately 7.7ha.</p>	<p>Map Ref 9 – Figure 2-2.</p> <p>This site originally helped to fulfil the objectives for compact growth within the core strategy of the LAP.</p> <p>While this zoning may result in a deintensification of use (i.e. new residential to agriculture, it may result in intensification at a more sensitive site within the LAP area).</p> <p>Likely to result in a deintensification of zoning at the site itself, so no likely significant effects on the Natura 2000 network.</p>
<p>MYO-C63-36 – Patrick Gallagher</p>	<p>Rezone lands from Agriculture to Existing Residential (as per online map)</p>  <p>This zoning change reflects the current land use which relates to an unfinished housing scheme.</p>	<p>Mapped Ref 10 – See Figure 2-2.</p> <p>No change from the current land use (change is limited to a zoning classification), so no likely significant effects on the Natura 2000 network.</p>
<p>MYO-C63-37 – Seamus Regan Rezone lands from Agriculture to New Residential (as per online map)</p>	 <p>This L shaped parcel is approximately 4.8ha in size and fronts in part the National Road. It is surrounded by existing residential development and aerial imagery does not indicate any scrub/hedgerows or wetland features.</p>	<p>Map Ref 11 - See Figure 2-2.</p> <p>The distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>
<p>(Proposed by Cllr. D Sheridan & Seconded by Cllr G. Deere</p>	<p>Rezone lands at Manor Village from Strategic Residential Reserve to Recreation and Amenity</p>  <p>This area is approximately 3.1ha. it is partially composed of amenity grassland, and partially composed of peatland habitat, which is succeeding to scrub.</p>	<p>Map Ref 12 – See Figure 2-2.</p> <p>Likely to result in a deintensification of zoning at the site itself, so no likely significant effects on the Natura 2000 network.</p>
<p>Proposed by Cllr. C Burke, Seconded by Cllr Ger Deere</p>	<p>Rezone lands from Strategic Residential Reserve to New Residential.</p>	<p>Part of Map Ref 13 – See Figure 2-2.</p> <p>This rezoning is not consistent with the Core Strategy in the Mayo CDP 2022-2028, and does not align with national or regional requirements relating to compact growth or</p>

Submission	Rezoned area and type of rezoning	Screening commentary and result
	 <p data-bbox="399 656 925 734">Parcel is 1.2ha approximately. This is mainly a site of drained/cutover bog improved to rough grassland, with scattered trees.</p>	<p data-bbox="967 230 1378 327">achieving a 30% target of housing on town centre locations and is in conflict with the Castlebar LAP development Policies and Objectives.</p> <p data-bbox="967 360 1386 510">This is likely to be one of the more sensitive sites ecologically. The distance from the Natura Network, the existing AA process and existing mitigation is sufficient to continue to protect the Natura 2000 network.</p>

2.2 Zoning changes considerations

The following are the key considerations from the zoning changes proposed in the Material Alterations.

- Significant increase in new residential zoning on lands not identified as such, largely zoned agriculture currently and all at a distance from town centre – significant conflict with Core Strategy, National Planning Framework, North West RSES and existing Mayo CDP and Castlebar LAP policies.
- Absence of service led development on many of these sites e.g. foul and water services, electricity line capacity upgrades may be required, gas network provision etc, broadband.
- Conflict with climate change commitments and active travel policies and objectives.
- Cumulatively potential effects re soil sealing, increased run off, erosion of existing linear woodland habitat, run of to small lakes (3 x rezoning about waterbodies), working against 30% town centre for new residential target.
- Cumulatively loss of foraging habitat and connectivity.

The provision zonings outside of serviced areas and without would contribute to peripheral growth and represents an inefficient use of land as well as the additional costs in terms of servicing same in terms of water supply, wastewater treatment etc. Moreover locations at the edge of town does not align with compact growth and need for sustainable transport options provided at present.

Groundwater is sometimes relied upon as a source of drinking water, particularly in areas not served by water mains. Depending on the geology of the area, aquifers can be vulnerable to contamination, particularly from wastewater treatment systems. This is particularly pertinent in the karst areas around Castlebar, and where the groundwater is particularly vulnerable to contamination.

2.2.1 Wastewater Services

Castlebar benefits from a public wastewater treatment system located at Knockthomas. This capacity is sufficient to accommodate the projected increase in population for Castlebar and to facilitate enterprise. Future connections to this network from development on zoned and infill lands will be assessed through Irish Water's Connection and Developer Services process. The AER for 2022, indicates compliance with the emission limit values (ELVs) and the ambient monitoring results meet the required Environmental Quality Standard (EQS).

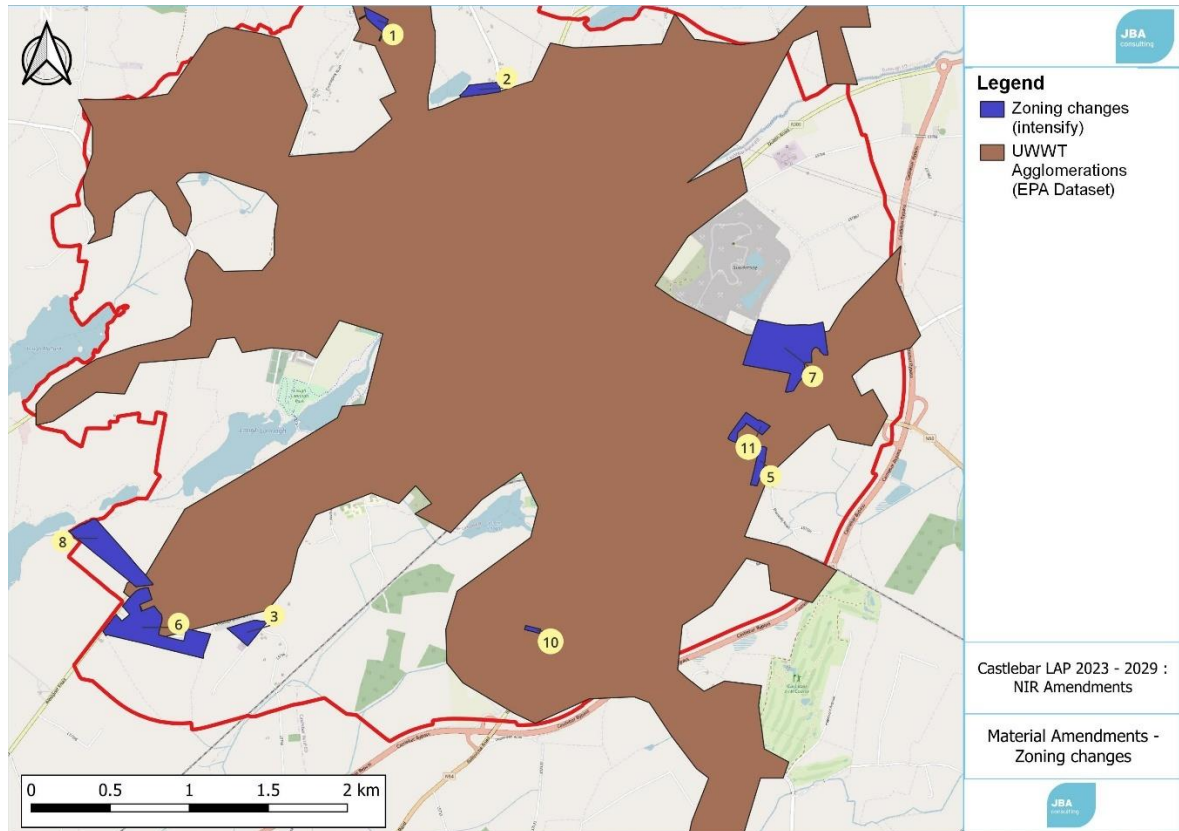
The core strategy of the LAP identifies that an increase of 2,583 persons to the year of 2028 and a dwelling target of 708 additional units to the year 2028 is required. Castlebar WWTP with a Plant Capacity PE of 28000, which is sufficient to cater for an increase in population (and industry).

In un-serviced areas within the plan area, the main method of sewage disposal is by means of individual septic tanks and proprietary wastewater treatment systems. Mayo County Council is the competent

authority for the assessment and approval of individual domestic on-site wastewater treatment systems in the county.

Already serviced sites pose a lower risk to the Natura Network, as foul sewage will pass through the WWTP. Given the karst nature of the area around Castlebar un-serviced sites may pose a pathway via a groundwater pathway, and a groundwater to surface-water pathway.

The majority of newly zoned sites are noted to be on fringes of the Urban Waste Water Treatment Agglomeration Boundaries.



2.3 Conclusion relation to zoning changes

The zoning changes represent a movement towards the fringes of the town and peripheral development. This change in the distribution pattern is against the core strategies as outlines in the LAP and the County Development Plan (CDP). This change is likely to lead to a degradation the local ecological features, and this is discussed in the SEA. The areas are at the fringes of the areas served by the WWTP foul services and are likely to be serviced by extension of the network, if the developments go ahead. At a plan level, the zoning changes are unlikely to have a significant effect on the Natura Network due to distance and the presence of project level assessments.

3. Screening of Policy/Objective/Text Changes

During the consultation period submissions and observations were invited. Following the consultation period written submissions or observations in respect of the Draft LAP, the SEA Environmental Report, AA Natura Impact Report and Strategic Flood Risk Assessment (SFRA) for Castlebar made to the Planning Authority during such period were collated.

In total 46 submission/observations were received during the public consultation period, including 11 from prescribed authorities/Key Stakeholders. The submissions were collated by submission and by theme, and changes resulting from the submissions are presented here. The majority related to the text of the written statement rather than the policies and objectives associated with the plan. Not all submissions are noted in this table – in some cases where no changes were made to the Plan and the submission is not recorded here. Instead, this has been discussed within the CE Recommendations. The table is based on the information provided by Mayo Co. Co.

Table 3-1: Screening of Policy/Objective/Text Changes

Proposed Change based on submission	Screening of change
<p>Theme: Written Statement Text around Land-use Zoning Text</p>	
<p>Amend Table 11.1 by adding Mixed Use Zoning Objective as follows:</p> <p>MIXED USE - <i>"The objective of the Mixed Use land use is to provide primarily for commercial, tourism, employment, recreational / leisure and low and middle order retail uses, with complementary ancillary uses also considered including an element of residential use.</i></p> <p><i>Permissible uses will be governed by the nature of the development proposed and its location and compatibility in relation to surrounding existing or permitted uses."</i></p> <p>Amend Table 11.2 Land Use Zoning Matrix by adding Mixed Use Zoning's developments considered 'Permitted in Principle' and 'Open for Consideration' as follows:</p> <p>"Permitted in Principle - <i>Conference Centre, Enterprise Unit/Workshop, Hostel, Hotel, Leisure Centre/Gym, Nursing Home/Retirement Village/Residential Care, Office, Park & Stride Facility, Primary Care Centre, Health Centre and Clinics, Dentist/Doctor Surgery, Professional Services, Restaurant/Café, Retail Warehousing, Service Station, Utility Structures, Veterinary Surgery and Warehousing"</i></p> <p>and</p> <p>"Open for Consideration – <i>Apartments, B&B/Guesthouse, Bank/Financial Institution, Betting Office, Caravan Park/Campervan Park/Camp Site/Glamping (Tourism), Car Parking, Cash & Carry Wholesale Outlet, Chemist/Pharmacy, Childcare Facilities – Crèche, Nursery and Playschool, Cinema/Theatre, Community Facility (hall, centre or recreational use), Dance Hall/ Disco/ Night Club, Data Centre, Drive Through Restaurant, Education – excluding a night-time use, Education – night-time education use, Education – third level education use, Education – training centre, Funeral Home, Garden Centre, Hospital, Industry – Light, Library, Licenced Premises (Public House), Logistic, Storage & Distribution Units, Mart/ Co-operative, Motor Sales/ Service, Open Space (Public), Place of Worship, Plant/ Tool Hire, Playing Pitches/Sports Club, Residential – Multiple (two or more units), Residential – Single, School/Third Level Education, Shop/Retail (Comparison), Shop/Retail (Convenience), Shopping Centre/Supermarket and Take Away."</i></p>	<p>Land use zonings have been assessed in Chapter 2 of this document.</p> <p>The change in text here provides clarification on procedures and the proposed changes are not likely to have a significant effect either alone or in combination.</p>
<p>Theme: Transport and Mobility</p>	
<p>Amend Section 7.9.1 as follows:</p> <p><i>"The provision of an indicative north/south and east/west linear bus routes incorporating two bus interchange stops at Stephen Garvey Way and at the Old Westport Road (Mayo University Hospital) would facilitate an inbound and outbound interchange. In addition, a mobility hub in Mill Street car park is included as part of the proposed bus network. See Figure 7.4 and Figure 7.5.</i></p> <p><i>Two indicative bus routes are proposed - a north/south route and an east/west route covering</i></p>	<p>Overall modal change to more sustainable travel likely to have a positive impact on the local environment though</p>

a distance of c.1.9km. The routes are bi-directional and include 50 stops (approx. 12 stops for each route in each direction). The distribution of bus stops is indicative only with a proposed frequency of 1 bus every 30minutes. A local bus service within the town will provide a new transport alternative to residents. As such, the delivery of a local public bus service has the highest potential to encourage shift to sustainable modes. *Any future town bus service will be developed in conjunction with the NTA under their Town Bus Service Programme.*

Amend Section 7.9.2 by adding the following paragraph as follows:

"The Local Area Plan supports the development of a Rail freight service in close proximity to Castlebar train station for the delivery and receipt of heavy goods and commercial product."

reduced air emissions from cars.

The LTP has been subjected to its own Appropriate Assessment.

Policy or proposal not likely to have a significant effect either alone or in combination, as the LTP has its own assessment.

Theme: Flood risk management and surface water management

Amend Section 10.3 as follows:

"Mayo County Council is responsible for the management and disposal of surface water runoff within the public realm. All new development within Castlebar must account for how surface water runoff will be appropriately managed. The Council advocates surface water management through Sustainable Urban Drainage Systems (SuDS) and Nature Based Solutions in accordance with national guidance document 'Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document'. SuDS is widely recognised as a green infrastructure-based approach to drainage and storm water management.

Policy or proposal not likely to have a significant effect either alone or in combination.

Uisce Eireann (Irish Water)

Amend Table 10.1: Existing Capacity of the Castlebar WWTP as shown below:

Capacity - today (PE)	Load - in 2019 (PE)	Headroom (PE)
28,000	16,161	9,800 11,839

Proposal not likely to have a significant effect either alone or in combination.

Amend Section 10.5.2 as follows:

"Based on current loading it is estimated that there is approx. ~~9800~~ ~~11,839~~ p.e. capacity remaining in the plant. "

Amend Table 11.2 for Utilities Structures in 'Open Space' zoned lands from 'Not Normally Permitted' to 'Open for Consideration' as shown below:

Land Use Zoning Matrix Table 11.2	Town Centre Inner	Town Centre Outer	New Residential	Existing Residential	Strategic Residential Reserve	Educational	Enterprise & Employment	Community Services	Recreation & Amenity	Agriculture	Open Space	Infrastructure & Utilities	Quarry / Mining
Utility Structures	O	O	O	O	O	O	O	O	O	O	O	P	X

None of the changes in the Written Statement text associated with the Plan have are likely to have a significant effect either alone or in combination. Many of the changes are text only.

4. Natura 2000 Sites

The AA Screening of the LAP identified that the LAP could potentially have significant adverse effects on the following sites:

- Lough Conn and Lough Cullin SPA
- River Moy SAC

These designated sites are covered with in the LAP. A check was carried out in July 2023, based a new version of the Natura 2000 site boundaries being issued by the NPWS.

4.1.1 Changes in the Natura Network

One minor adjustment was made to the River Moy SAC in July 2023, and the most up-to-date SAC boundaries have been presented in the maps in this report. However, the change in boundary does not have any bearing on the original assessment i.e. the change in boundary is at distance from the Plan Area, and will not result in any changes to the original assessment.

5. Existing Mitigation within the Castlebar LAP

The NIR for draft Castlebar LAP concluded that the LAP will not in itself, cause any adverse impacts to the overall integrity of the European sites within the ZoI of the Plan, due to policies NEP1 and NEP2 safeguarding the integrity of European sites.

Projects/development that arise as a result of the Plan may have adverse effects.

As mentioned above, the Plan includes policies to protect European sites:

- Policy **NEP1**:

In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

- Protect, conserve and enhance the natural heritage of Castlebar, including the protection of the integrity of European sites, that form part of the Natura 2000 network.
- Protect and conserve non-designated habitats and species; and
- Protect and incorporate existing biodiversity features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces.
- Where development proposals are made along a riparian corridor, ensure that a vegetated strip along the river in consultation with the National Parks and Wildlife Service.

- Policy **NEP2**:

Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.

Additionally policies and objectives provide for protection and enhancement of ecological corridors which may provide a supporting role to the Natura 2000 network,

- Protect, reinforce and strengthen the Green Infrastructure network in Castlebar and strengthen links to the wider regional network.
- Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river and lakes corridors.

Some policies and objectives of the Plan will increase the levels of environmental protection afforded to European sites and their conservation objectives and reduce the potential for adverse impacts from development. These policies include, but are not limited to:

- **MTO2** Seek the provision of workplace mobility plans for proposals for large scale employment and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-2020 (or any replacement thereof).
- **MTO3** Ensure that all proposals within the plan area for residential and mixed use developments within the plan area Castlebar at design stage will consider/incorporate pedestrian & cycling provisions and associated facilities that will integrate into the existing & proposed active travel network in the town.
- **BEP6** Encourage the rehabilitation, renovation, climate-proofing and re-use of existing protected structures and vernacular buildings within the plan area, where appropriate, over the demolition of same and new-build on-site.
- **IESP5** Support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan - 2022-2027 and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan.

Chapter 8 of the NIR covers the mitigation associated with the Plan in more detail, and the above is a summary of the policies that provide inherent protection to the Natura Network as part of the LAP.

6. Conclusion

Following the consultation and a review of the observations and submissions received during the consultation process, no additional mitigation within the Castlebar LAP as considered necessary.

The Material Alterations to the LAP were examined in two ways:

- Screening of changes associated with the text of the Written Plan and the policies and objectives.
- Screening of the zoning changes.

None of the text changes associated with the Plan have are likely to have a significant effect either alone or in combination. Many of the changes are text only. Some of the changes indicate a change in the distribution of housing, which is covered more comprehensively in the Section 2. Changes relating the LTP are not considered significant, as the LTP has been subjected to its own appropriate assessment screening.

The zoning changes represent a movement towards the fringes of the town and peripheral development. This change in the distribution pattern is against the core strategies as outlined in the LAP and the County Development Plan (CDP). At a plan level, the zoning changes are unlikely to have a significant effect on the Natura Network due to distance and the presence of project level assessments, and the existing mitigation within the LAP.

It is concluded that the Material Alterations of Castlebar LAP are not likely to have significant effects on the Natura 2000 Network, either alone or in-combination with other plans or projects.

References:

DHLGH. (2022). *Draft River Basin Management Plan for Ireland | 2022—2027*.

<https://www.gov.ie/pdf/?file=https://assets.gov.ie/199144/7f9320da-ff2e-4a7d-b238-2e179e3bd98a.pdf#page=null>